



Cleburne Independent School District  
**FACILITY ADVISORY  
COMMITTEE**

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Meeting 4 | December 3, 2024

# MEETING SCHEDULE

**Wed., Oct. 30** Orientation, Framework, Future Thinking, Public School Finance,

CONCEPTUALIZE

**Wed., Nov. 6, & Wed., Nov. 20**

Facility Conditions, Demographics, Needs & Proposed Projects, Financial Capacity & Tax Impact Scenarios

EXPLORE

**Tue., Dec. 3**

Develop Bond Scenarios

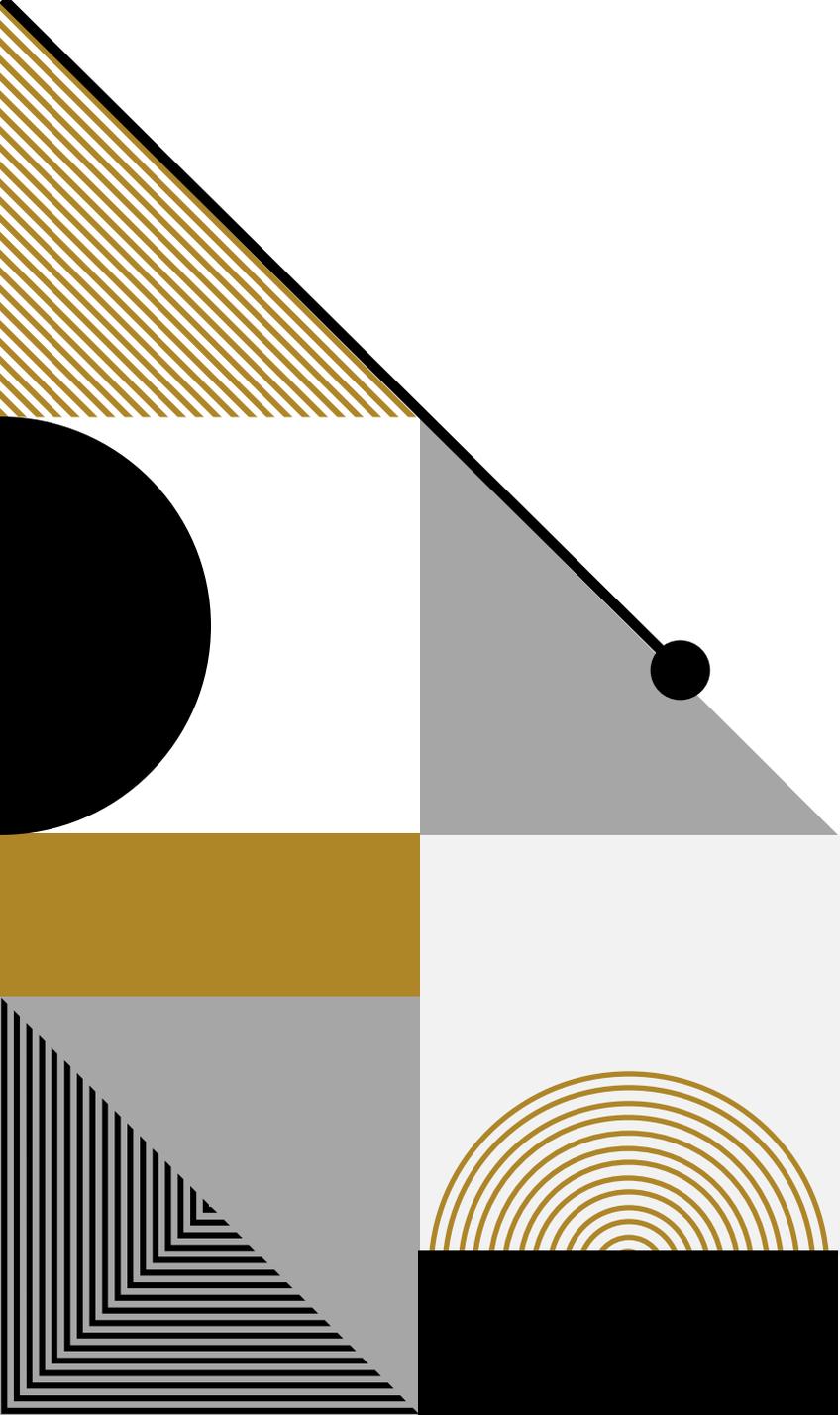
DEVELOP

**Wed., Dec. 18**

Committee Deliberations & Final Recommendation

REFINE

*All members are expected to attend and contribute to all scheduled meetings consistently. Additional dates may be added as needed.*



# MEETING AGENDA

Review

Committee Feedback

Major Projects

Let's Work: Review Major Projects

Review and Wrap-up

Tour Wheat Middle School

# PURPOSE

The purpose of the Facility Advisory Committee is to review and consider information related to:

- Needs of Students
- Demographic Projections
- Existing Condition of Facilities
- Support for Quality Educational Programs
- Comprehensive District Goals
- Impact on Cleburne ISD Taxpayer

The Committee will develop and recommend a potential bond program that will help Cleburne ISD meet the challenges of the future as well as support prospective growth and change.



# CONSENSUS BUILDING

What number most aligns with your view of consensus?

- 100%
- 75%
- ~~66%~~
- 50%
- ~~Less than 50%~~

75%



# COMMITTEE FEEDBACK





# CURIOSITY CARD

I have a...

Question  Comment  Concern

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- + | When will voters have the opportunity to vote on the bond?
- + | How can I stay informed about the bond program?
- + | How can I provide feedback or ask further questions?
- + | How much were the renovations for Cooke and Coleman from the previous bond?
- + | Will the security updates be recommended for all elementary campuses?
- + | How does the district handle capital improvements without passing a bond?
- + | Is it common for school districts to have this much need? Have bonds been proposed since 2007 to maintain our schools?
- + | With more families choosing homeschooling, will this impact attendance and planning for a new school?
- + | Does the district still own the old Irving and Santa Fe schools?
- + | What land is available for a new stadium, and what options have been explored?
- + | If school vouchers pass, how will that impact funding and/or bond decisions and/or amounts?
- + | If this bond does not increase taxes, at what point will the taxes go up to repay on the next bond?
- + | If the bond is built and costs lower, what happens with the "extra" funds?
- + | Is turf priced like carpet—cheaper options wear out faster?
- + | Is Pre-K required by the state?
- + | Will security upgrades include all elementary campuses?
- + | With projections showing CHS could become a 6A school in six years, will the district consider splitting into two 4A schools?
- + | Has the district considered facility sponsorships with local companies?
- + | Will PBK Architects hold a city-wide town hall on tax rates and bond payback?
- + | Can PTAs help with school facility improvements?

# PRIORITIES



## Facility Advisory Committee (31 responders)

## Board of Trustees (6 responders)



# PRIORITIES

## Facility Advisory Committee (31 responders)

- Safety & Security for Staff and Students: 18 people ranked this 1.
- Address Student Enrollment/Growth with New Construction: 17 people ranked this 1 or 2.
- Academic Programs CTE: 15 people ranked this 2, 3 or 4.
- Critical Maintenance Projects: 18 people ranked this 2, 3 or 4.
- Athletics C: 10 people ranked this 4, 5 or 6.
- Early Learning Facility: 13 people ranked this 6 or 7.
- Technology Upgrades: 20 people ranked this 5, 6 or 7.
- Athletics A: 27 people ranked this 7, 8 or 9.
- Athletics B: 23 people ranked this 8 or 9.

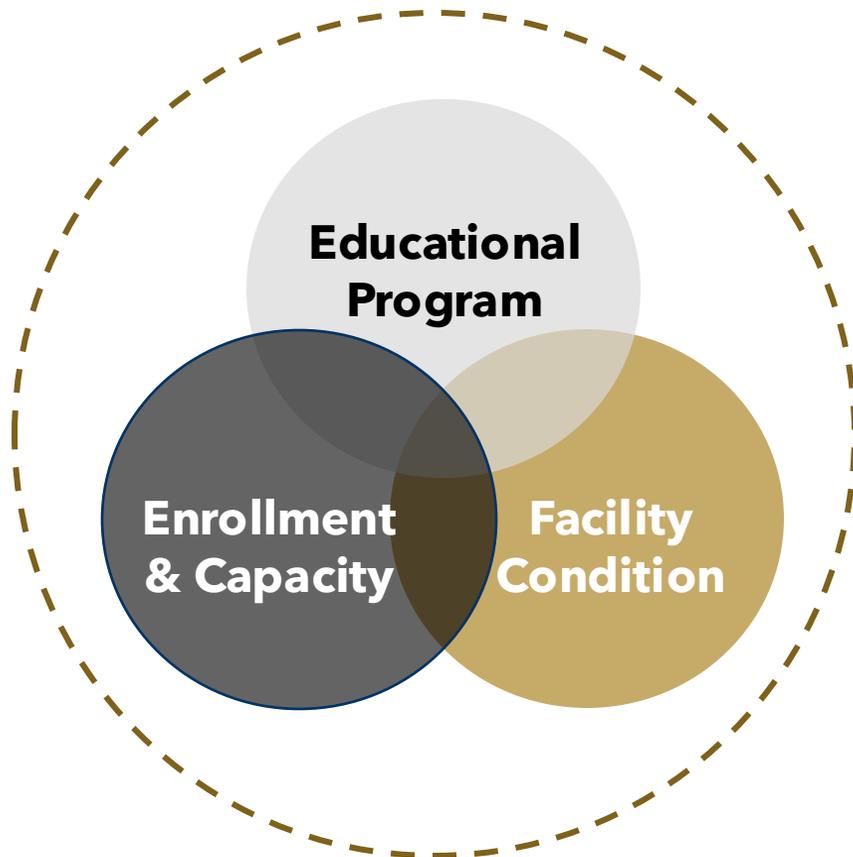
## Board (6 responders)

- Address Student Enrollment/Growth with New Construction: 5 people ranked this 1 or 2.
- Academic Programs CTE: 5 people ranked this 2 or 3.
- Safety & Security for Staff and Students: 3 people ranked this 1, 2 or 3.
- Athletics C: 3 people ranked this 3 or 4.
- Critical Maintenance Projects: 3 people ranked this 5 or 6.
- Early Learning Facility: 4 people ranked this 5 or 6.
- Technology Upgrades: 5 people ranked this 6, 7 or 8.
- Athletics B: 4 people ranked this 8 or 9.
- Athletics A: 5 people ranked this 8 or 9.

# DATA AND CONTEXT



# WHAT IS CONSIDERED WHEN PLANNING FOR FUTURE FACILITY NEEDS?



## Facility Needs

- ✓ Ability to accommodate educational programs
- ✓ Capacity to accommodate projected enrollment
- ✓ Condition of District's facilities

## District-Wide Scope

- ✓ Explores modernizations, additions, replacements, and new construction
- ✓ Identifies opportunities for more efficient use of sites and facilities
- ✓ Creates a plan that aligns with community support



# TEN YEAR FORECAST BY CAMPUS - MID RANGE

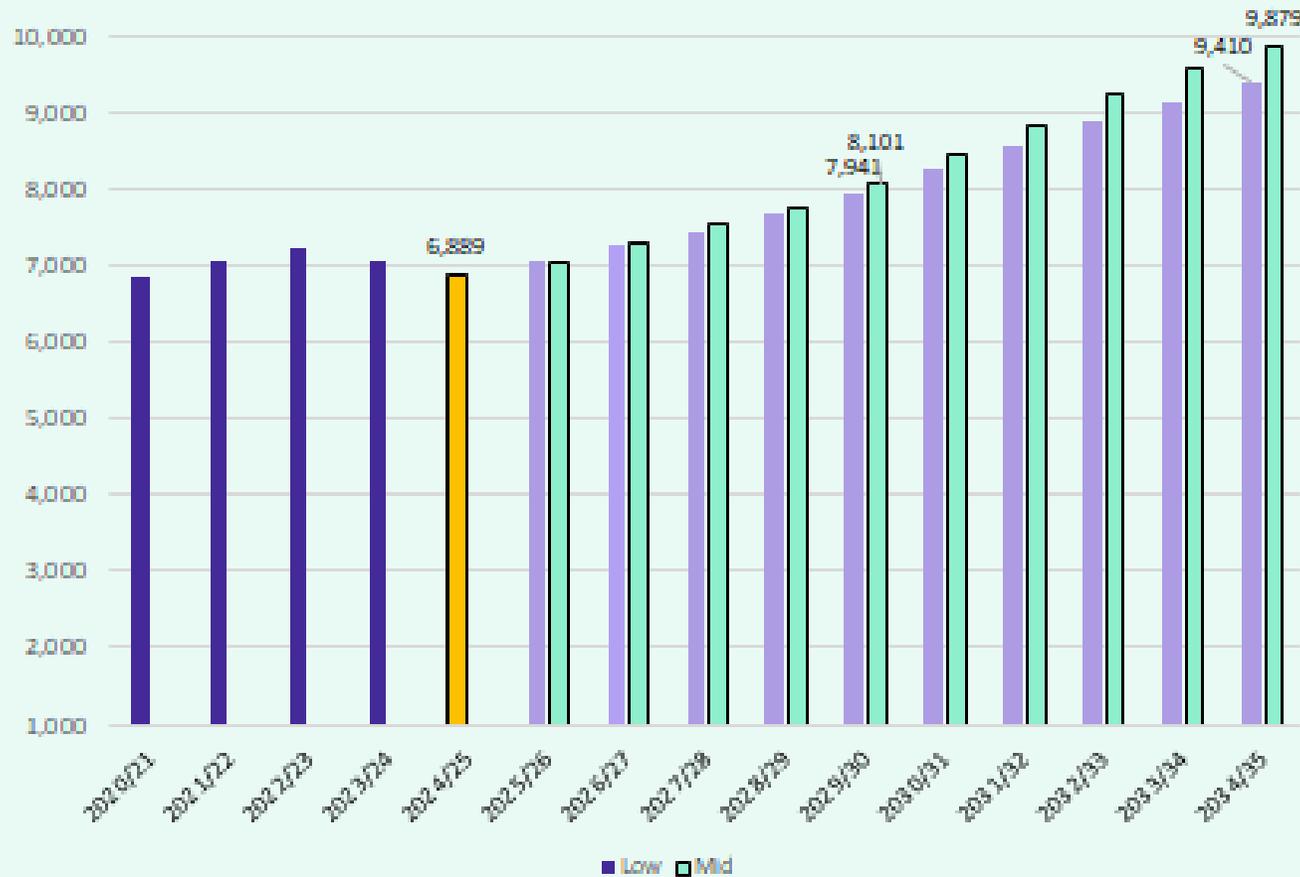
Campus	Capacity	History	Current	ENROLLMENT PROJECTIONS									
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Adams Elementary	590	371	379	393	411	432	447	452	457	458	455	453	449
Coleman Elementary	530	425	437	439	446	465	466	468	467	462	460	454	449
Cooke Elementary	590	533	501	505	502	492	488	496	504	516	528	539	552
Gerard Elementary	550	496	475	493	537	580	630	684	729	774	797	802	810
Irving Elementary	590	392	406	410	416	422	424	430	426	424	419	421	424
Marti Elementary	570	456	430	459	523	576	640	717	789	863	948	999	1,078
Santa Fe Elementary	590	376	382	412	422	440	469	492	510	525	539	545	554
<b>ELEMENTARY TOTALS</b>		3,049	3,010	3,111	3,257	3,407	3,564	3,739	3,882	4,022	4,146	4,213	4,316
Elementary Absolute Growth		-522	-39	101	146	150	157	175	143	140	124	67	103
Elementary Percentage Growth		-14.62%	-1.28%	3.36%	4.69%	4.61%	4.61%	4.91%	3.82%	3.61%	3.08%	1.62%	2.44%
Smith Intermediate	1,450	985	962	996	1,078	1,086	1,136	1,244	1,325	1,373	1,442	1,484	1,490
Wheat Middle School	1,450	1,059	999	996	994	1,026	1,087	1,100	1,175	1,286	1,376	1,421	1,465
<b>MIDDLE SCHOOL TOTALS</b>		2,044	1,961	1,992	2,072	2,112	2,223	2,344	2,500	2,659	2,818	2,905	2,955
Middle School Absolute Growth		412	-83	31	80	40	111	121	156	159	160	86	50
Middle School Percentage Growth		25.25%	-4.06%	1.57%	4.03%	1.92%	5.25%	5.44%	6.64%	6.36%	6.01%	3.07%	1.74%
Cleburne High School	2,500	1,923	1,853	1,890	1,911	1,941	1,916	1,953	2,015	2,085	2,227	2,379	2,543
<b>HIGH SCHOOL TOTALS</b>		1,923	1,853	1,890	1,911	1,941	1,916	1,953	2,015	2,085	2,227	2,379	2,543
High School Absolute Growth		-63	-70	37	21	30	-25	37	62	70	142	152	164
High School Percentage Growth		-3.17%	-3.64%	2.00%	1.11%	1.57%	-1.29%	1.93%	3.17%	3.47%	6.81%	6.83%	6.89%
TEAM High School		66	65	65	65	65	65	65	65	65	65	65	65
<b>ALTERNATIVE SCHOOL TOTALS</b>		66	65	65	65	65	65	65	65	65	65	65	65
<b>DISTRICT TOTALS</b>		7,082	6,889	7,058	7,305	7,525	7,768	8,101	8,462	8,831	9,256	9,562	9,879
District Percent Growth		-161	-193	169	247	220	243	333	361	369	426	305	317
District Absolute Growth		-2.22%	-2.73%	2.45%	3.50%	3.01%	3.23%	4.29%	4.45%	4.36%	4.82%	3.30%	3.32%

\*Yellow Box = Exceeds Building Capacity  
Green Box = Within 10% of Bldg. Capacity



# Key Takeaways

### Cleburne ISD Enrollment Forecast



- Homes sales have declined over the last three years mostly due to higher mortgage rate conditions but appears to have leveled out in 2024 and could begin to see improvement this coming year.
- The district has 19 active building subdivisions with 2,100 lots available to build on
- CISD has 25 future subdivisions with more than 7,700 lots in the planning stages
- Groundwork is underway on appx. 450 lots within 3 subdivisions
- Cleburne ISD is forecasted to enroll approximately 8,000 students by the 2028-29 school year and with anticipated growth could reach a range of 9,400 to 9,800 students within the next 10 years.



# Ballot Language & Propositions

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## Ballot Language

Legislation passed in 2019 REQUIRES the following language to appear on every proposition on the bond ballot:

**“THIS IS A PROPERTY TAX INCREASE”**

**EXPLANATION:** Regardless of whether the I&S tax rate goes up, stays the same, or goes down, taxes will have to be levied to repay any new bonds through the end of their term

## Bond Propositions

Legislation passed in **2019 REQUIRES separate propositions** for certain types of projects: Any work on **athletic stadiums with 1,000+ seating, natatoriums, technology device purchases, performing arts facilities, teacher housing and recreational facilities other than gyms, playgrounds or play areas**



# Tax Rate Comparison

1	2	3	4
School District	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
<b>Cleburne ISD</b>	<b>\$ 0.7575</b>	<b>\$ 0.4544</b>	<b>\$1.2119</b>
<b>Aledo ISD</b>	<b>\$ 0.7552</b>	<b>\$ 0.4500</b>	<b>\$ 1.2052</b>
<b>Alvarado ISD</b>	<b>\$ 0.7869</b>	<b>\$ 0.5000</b>	<b>\$ 1.2869</b>
<b>Burleson ISD</b>	<b>\$ 0.7552</b>	<b>\$ 0.5000</b>	<b>\$ 1.2552</b>
<b>Crowley ISD</b>	<b>\$ 0.7552</b>	<b>\$ 0.5000</b>	<b>\$ 1.2552</b>
<b>Godley ISD</b>	<b>\$ 0.7896</b>	<b>\$ 0.5000</b>	<b>\$ 1.2869</b>
<b>Granbury ISD</b>	<b>\$ 0.7869</b>	<b>\$ 0.1450</b>	<b>\$ 0.9319</b>
<b>Grandview ISD</b>	<b>\$ 0.7869</b>	<b>\$ 0.2097</b>	<b>\$ 0.9966</b>
<b>Joshua ISD</b>	<b>\$ 0.7575</b>	<b>\$ 0.5000</b>	<b>\$ 1.2575</b>
<b>Keene ISD</b>	<b>\$ 0.8238</b>	<b>\$ 0.2226</b>	<b>\$ 1.0464</b>
<b>Mansfield ISD</b>	<b>\$ 0.7869</b>	<b>\$ 0.3600</b>	<b>\$ 1.1469</b>
<b>Midlothian ISD</b>	<b>\$ 0.6969</b>	<b>\$ 0.4100</b>	<b>\$ 1.1069</b>
<b>Rio Vista ISD</b>	<b>\$ 0.7552</b>	<b>\$ 0.4258</b>	<b>\$ 1.1810</b>
<b>Venus ISD</b>	<b>\$ 0.7484</b>	<b>\$ 0.4300</b>	<b>\$ 1.1784</b>
<b>Waxahachie ISD</b>	<b>\$ 0.7552</b>	<b>\$ 0.4129</b>	<b>\$ 1.1681</b>

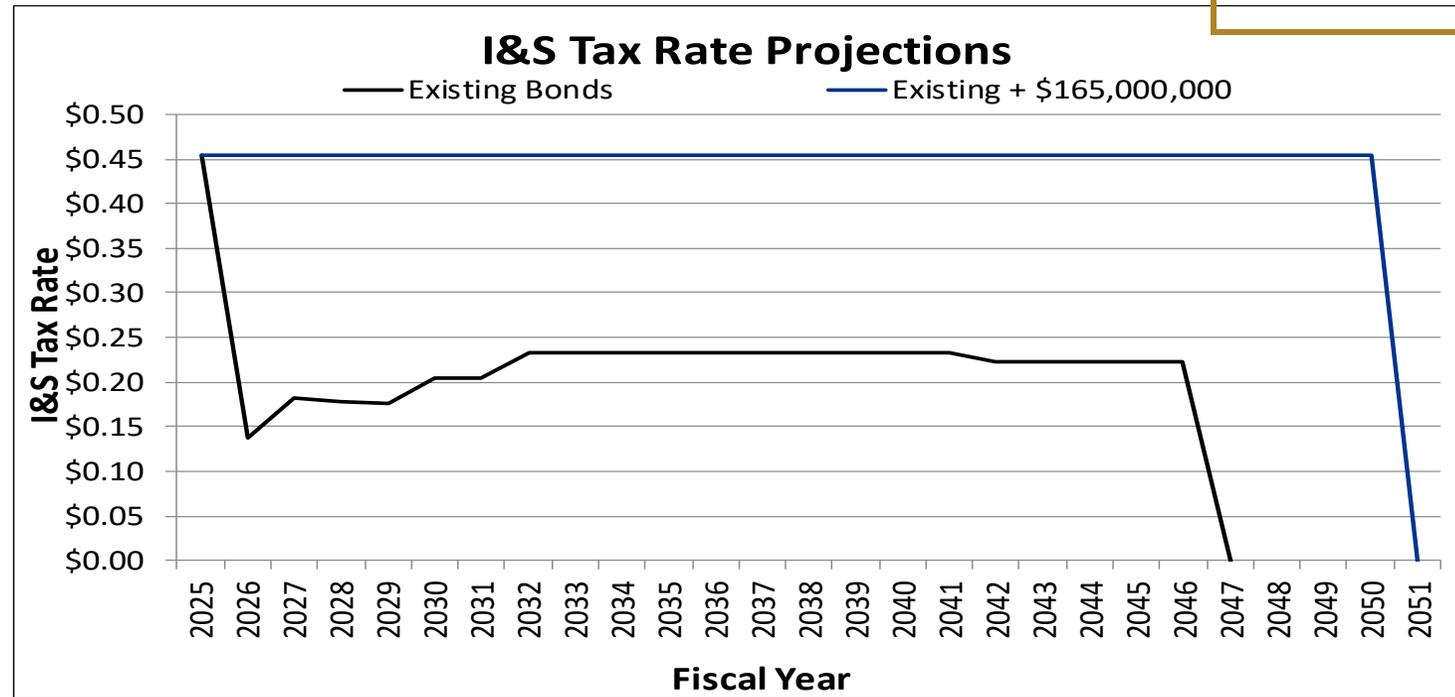
# Bond Capacity Scenario – Projected I&S Tax Rates



CISD May 2025  
Bond Election  
**\$ 165,000,000**

Term /  
Interest Rate  
**25 YR / 4.50%**

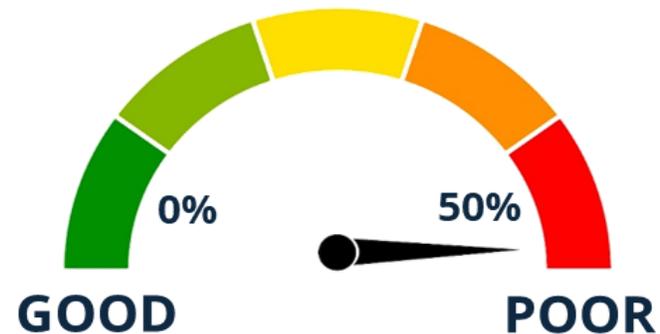
<i>PROJECTED</i> MAXIMUM I&S Tax Rate	Pre-Bond Election FYE 2025 I&S Tax Rate	I&S Tax Rate Increase
\$ 0.4544	\$ 0.4544	\$ -



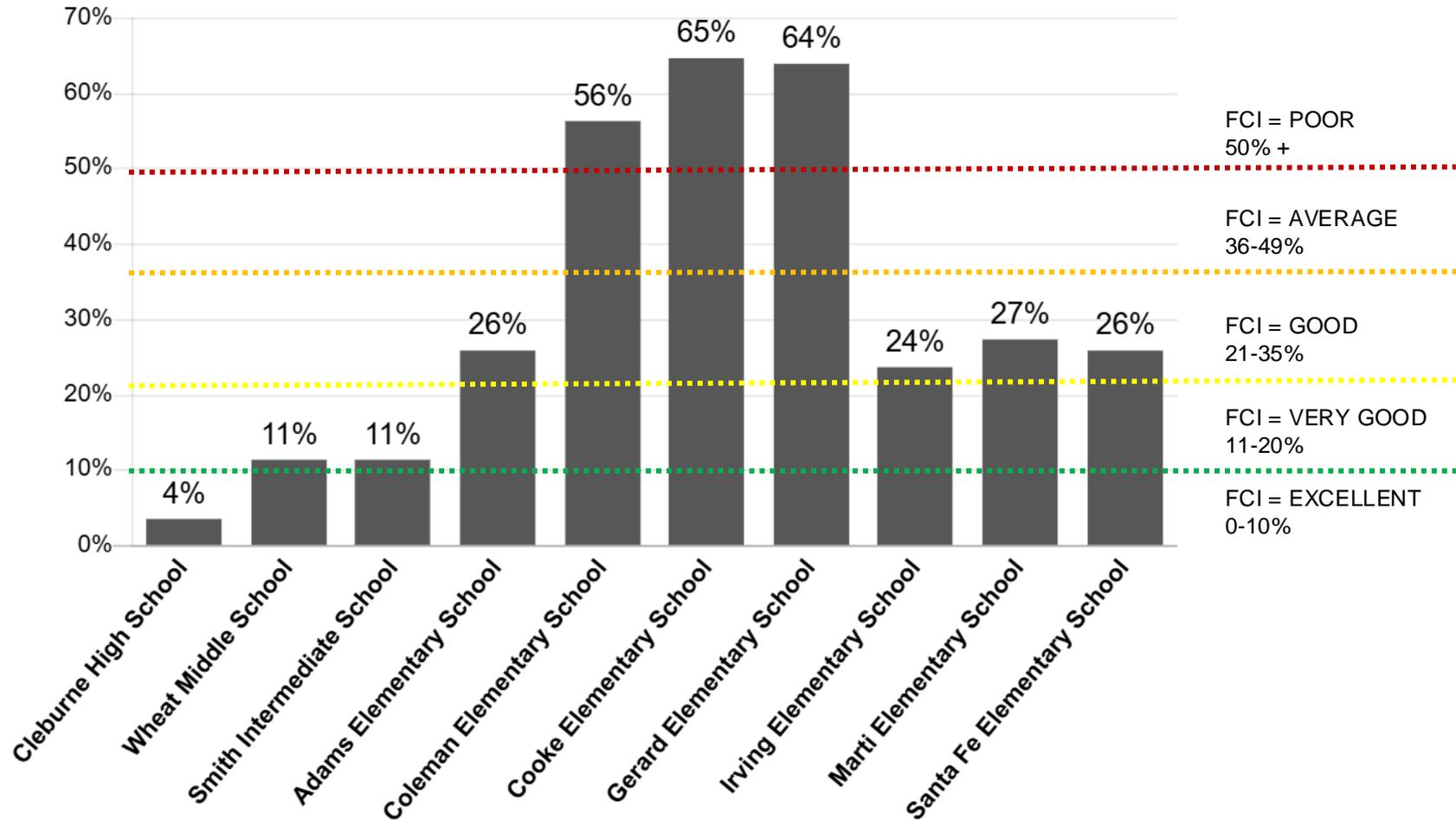
# FACILITY CONDITION INDEX (FCI)

- An industry-standard measure used to compare relative building conditions
- Intended to be used as a tool only and not the sole determining factor in decisions
- 1:1 Replacement
- The lower the FCI, the better the condition of the building and the lower the need for remedial/maintenance work
- An FCI of 50% means that an investment of 50% of the building's total cost is needed in order to keep the facility in working order

$$\text{FCI} = \frac{\text{total cost of existing deficiencies}}{\text{current replacement value}}$$



# FACILITY CONDITION INDEX (FCI)





# FACILITIES CONDITION ASSESSMENT

## PRIORITY 1 // MUST DO (1-2 Years)

Legal, Life Safety and/or Critical Replacements and/or Programmatic Musts

## PRIORITY 2 // SHOULD DO (3-5 Years)

Necessary System Repair and Replacements and/or Curricular, Instructional or Program Needs

## PRIORITY 3 // WOULD LIKE TO DO (6-10 Years)

Projected Life-Cycle System/Equipment Replacements and/or Curricular, Instructional or Program Enhancements

## PRIORITY 4 // FUTURE CONSIDERATION (11+ Years)

Anticipated Life-Cycle System/Equipment Replacements or scopes of work that will not be addressed with bond funding at this time

Facility	Building / Area	Corrective Action	Assessor Notes	Location Detail	Discipline	System	System Type	Condition	Remaining Useful Life (Observed)
Cooke Elementary School	Main Building	Provide new DX rooftop system	There's an AV rack in the storage and there is not a dedicated HVAC system.		Mechanical	Cooling Generating Systems	AV rack room	Does Not Exist	Critical / Immediate
Cooke Elementary School	Main Building	Cover uppatch opening	Old abandoned system, there is a duct that leads directly outside that is uncovered	In between classrooms C one and C three	Mechanical	Terminal & Package Units	Abandoned system	Poor	Critical / Immediate
Mart Elementary School	Main Building	Replace casework sinks	Existing casework sinks are stainless steel counter mount type with hot and cold water. Thermostatic mixing valves are not provided.	Library	Plumbing	Plumbing Fixtures	Admin, library, and clinic sinks.	Poor	2-5 Years
Gerard Elementary School	Main Building	Replace existing air devices	All diffusers, register and grilles throughout school and auxiliary buildings are rusted.	General	Mechanical	Distribution Systems	Air Device	Poor	2-5 Years

Facility	Building / Area	Corrective Action	Assessor Notes	System	System Type	Condition	Remaining Useful Life (Observed)	Priority
Coleman Elementa	Main Building	Remove and replace existing Thermoplastic roof system, overlaid on top of a Built-Up roof with gravel. Tear-off down to deck repair deck as needed, install new insulation with taper to meet new codes, install rigid dens deck recover board and a two-ply modified bitumen cool roof system.	Layover roof built in 2015, bur/w	Roofing	Thermoplastic Single-Ply	Poor	2-5 Years	2
Coleman Elementa	Main Building	Remove existing steel framed operable windows with new double pane insulated windows. Includes sealant around frames at exterior and matching interior adjacent finishes, texture and color.	Framing is rusting at corners, pai	Windows (Exterior)	Steel	Poor	Critical / Immediate	1
Coleman Elementa	Main Building	Remove and replace sealants at all control joints, expansion joints, around all window and door frames to the exterior veneer, around all penetrations (i.e. lights, speakers, conduit, pipes cameras etc.)	Sealant joints have severe crack	Sealants	N/A	Poor	2-5 Years	2
Coleman Elementa	Main Building	Replace rotten and damaged wood facade around existing building.	Deteriorating of wooden facia bo	Facade	Wood Siding	Poor	2-5 Years	2

### TRANSPORTATION SERVICE CENTER

**EXISTING CONDITIONS**

**Year Built:** 1999  
**Building Area:** 11,019 SF

**Identified Campus Needs to Consider:**

- Site Paving Improvements
- Site Drainage Improvements
- Flooring Improvements
- Ceiling Upgrades
- Mechanical System Replacements/Upgrades
- Water Heater Replacements
- New Plumbing Fixtures
- Heat & Smoke Detectors
- Exterior Door Improvements
- Roofing Improvements
- Electrical Equipment
- Site Lighting Improvements
- Interior Lighting Upgrades

**Child Nutrition Needs to Consider:**

- Mechanical System Replacements/Upgrades
- Interior & Exterior Lighting Upgrades
- Plumbing Fixture Upgrades
- Fire Alarm System Upgrades
- Site Paving Improvements

**Central Office Needs to Consider:**

- Mechanical System Replacements/Upgrades
- Site Paving Improvements
- Exterior Window Replacements
- Water Heater Replacements
- Interior & Exterior Lighting Upgrades
- Fire Alarm System Upgrades

**Maintenance Needs to Consider:**

- Mechanical System Replacements/Upgrades
- Additional Security Cameras
- Water Heater Replacements
- Electrical Equipment Upgrades
- Flooring Upgrades
- Interior & Exterior Lighting Upgrades
- Gas Piping Replacements
- Plumbing Fixture Upgrades

**Information Technology Needs to Consider:**

- Site Paving Improvements
- Site Drainage Improvements
- Interior & Exterior Lighting Upgrades
- Electrical Equipment Upgrades
- Water Heater Replacements
- Gas Piping Replacements

**Original Adams ES/TEAM Site Needs to Consider:**

- Ceiling System Upgrades
- Flooring Replacements and Improvements
- Interior Painting Improvements
- Canopy System Improvements
- Access Control Improvements
- Additional Security Cameras
- Mechanical System Replacements/Upgrades
- Plumbing Fixtures & System Replacements
- Domestic Water Piping Improvements
- Electrical Equipment Upgrades
- Interior & Exterior Lighting Upgrades
- Gas Piping Replacements

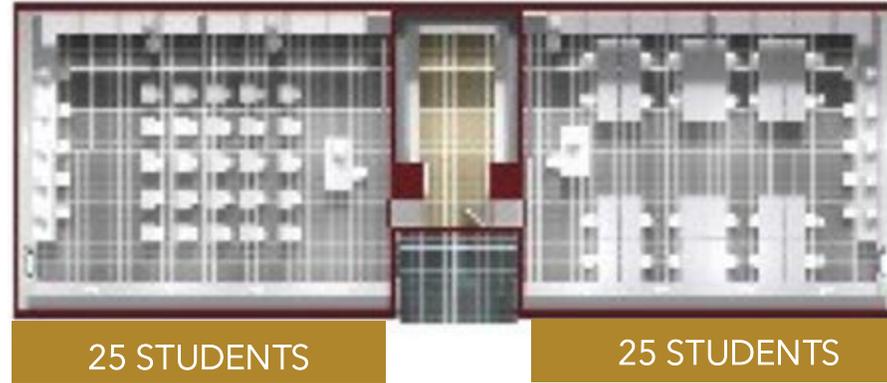
# DESIGN CAPACITY

The total number of student "seats" the facility was designed to accommodate.

25 Students x 1 Classroom = 25

25 Students x 1 Classroom = 25

**Total: 50**



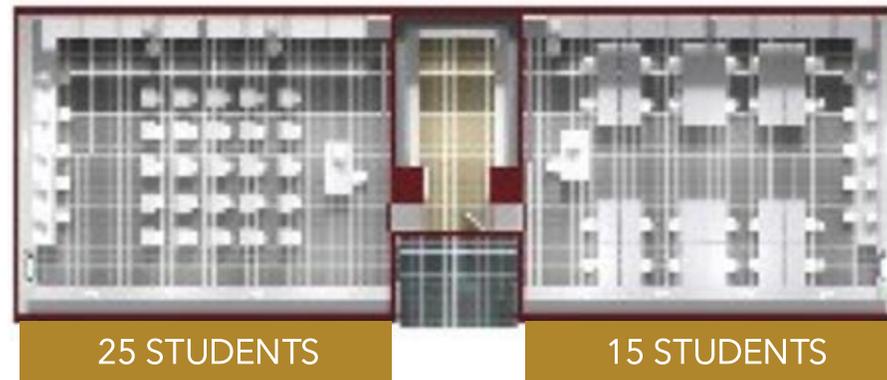
# FUNCTIONAL CAPACITY

Also considers the desired level of schedule flexibility and the curriculum and program offerings.

25 Students x 1 Classroom = 25

12 Students x 1 SPED Classroom = 15

**Total: 40**



## Methodology / Criteria for Capacity Counts

### Elementary School Classrooms:

Standard - 22 Students / Classroom  
Special Education - 15 Students / Classroom

### Middle & High School Classrooms:

Standard - 25 Students / Classroom  
Special Education - 15 Students / Classroom

### Non-Capacity Count Spaces:

Art, Music, Science, GT, Specialists, Intervention Rooms, Resource Room, Gym, Kitchen, Cafeteria, Library, Restrooms, Auditoriums, Administrative, Mechanical, and Circulation.



Campus	Maximum Capacity	Functional Capacity (85%)	Current Enrollment	Available Capacity
Adams Elementary	590	502	379	123
Coleman Elementary	530	451	437	14
Cooke Elementary	590	502	501	1
Gerard Elementary	550	468	475	-7
Irving Elementary	590	502	406	96
Marti Elementary	570	485	430	55
Santa Fe Elementary	590	502	382	120
Smith Intermediate	1450	1233	962	271
Wheat Middle	1490	1267	999	268
Cleburne High School	2,500	2125	1853	272



# A.D. WHEAT AGRICULTURE CENTER

## Current Facilities

- 3 Cattle Pens
- Poultry Area
- Small Animal Barn

*\*Currently over 80 members participate in the livestock show program, many with multiple animals. Showing livestock IS optional, but a popular opportunity among students.*



# A.D. WHEAT AGRICULTURE CENTER

## Current Limitations

- Lack of security (access control, fencing, cameras, etc.)
- Poor site drainage (floods parking lots and barns)
- Facility is not ADA accessible
- No wash facilities for large or small animals
- No heated water/ Water freezes
- No show ring
- No sanitation station for cleaning waterers/ feeders
- Ventilation
- Feed storage/ secure storage for students
- Restrooms
- Pens are permanent
- No learning lab/ classroom space
- No seating/ concession area





# CLEBURNE ISD SAFETY AND SECURITY

## OVERVIEW

- Passed TEA District & Campus Vulnerability Assessment
- Cleburne is currently fully compliant with all School Safety Standards
- Over 25 Bills and unfunded mandates passed related to school safety and security in the 88<sup>th</sup> Legislative Session (2023)
- Most mandates funded through grants

# TEA DISTRICT AND CAMPUS VULNERABILITY ASSESSMENT

## Assessment

- The assessments are conducted by TEA Agents from the 7 statewide safety sectors
- The agents are former law enforcement personnel
- Districts are required to be assessed every 4 years

## Results



Cleburne ISD is in a great position with School Safety & Security



Listed 25 areas that we go above and beyond



Listed 4 areas that require corrective action. None of these actions put anyone at any risk

# CLEBURNE ISD ATHLETICS





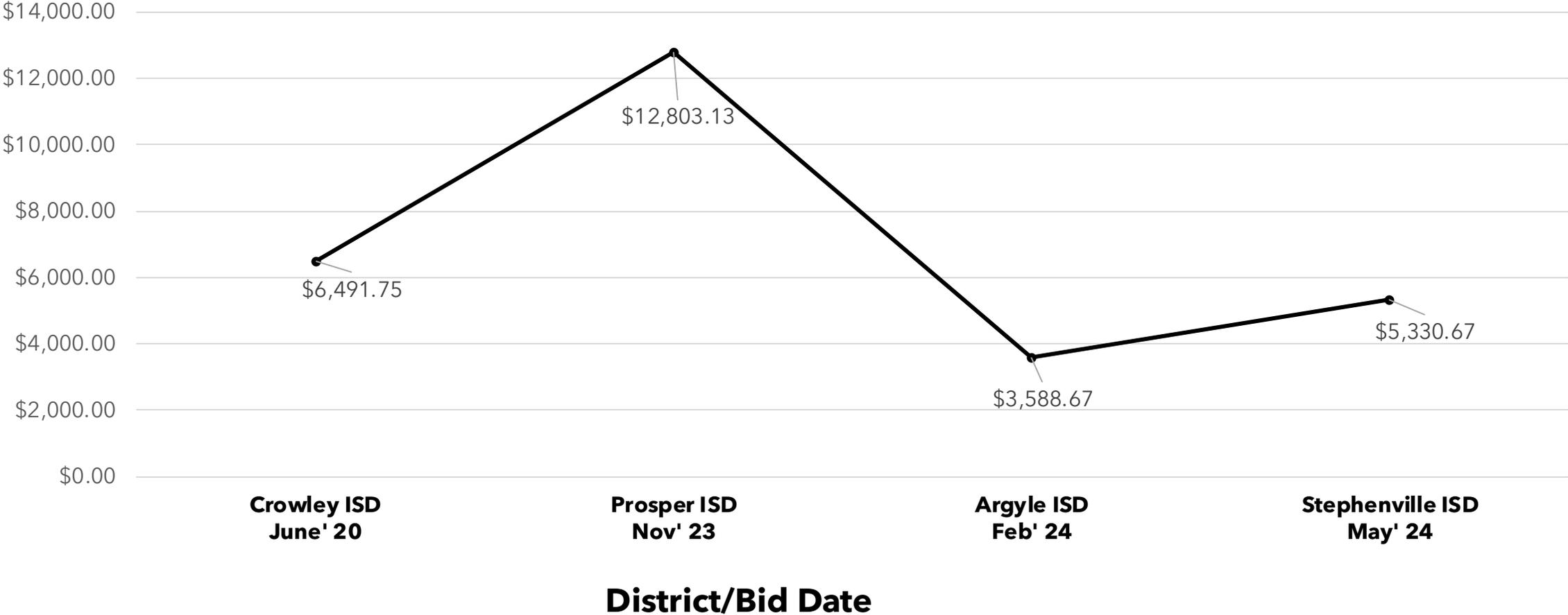
# STADIUMS IN THE DFW AREA HISTORICAL COST DATA

Stadiums DFW - Historical Cost Data					
School District	Date Bid	Cost Per Seat	Cost per SF	Seats	Project Cost
Crowley ISD Stadium	Jun-20	\$6,491.75	NA	8,000	\$51,934,000.00
Prosper ISD Stadium	Nov-23	\$12,803.13	NA	8,000	\$102,425,000.00
<i>Failed</i>					
Argyle ISD Stadium	Feb-24	\$3,588.67	NA	7,500	\$26,915,000.00
					<b>budgeted - final TBD</b>
Stephenville ISD Stadium	May-24	\$5,330.67	NA	7,500	\$39,980,000.00
					<b>budgeted - final TBD</b>

# RECENT PROJECT COSTS



### Stadiums Historical Cost Data (Cost Per Seat)





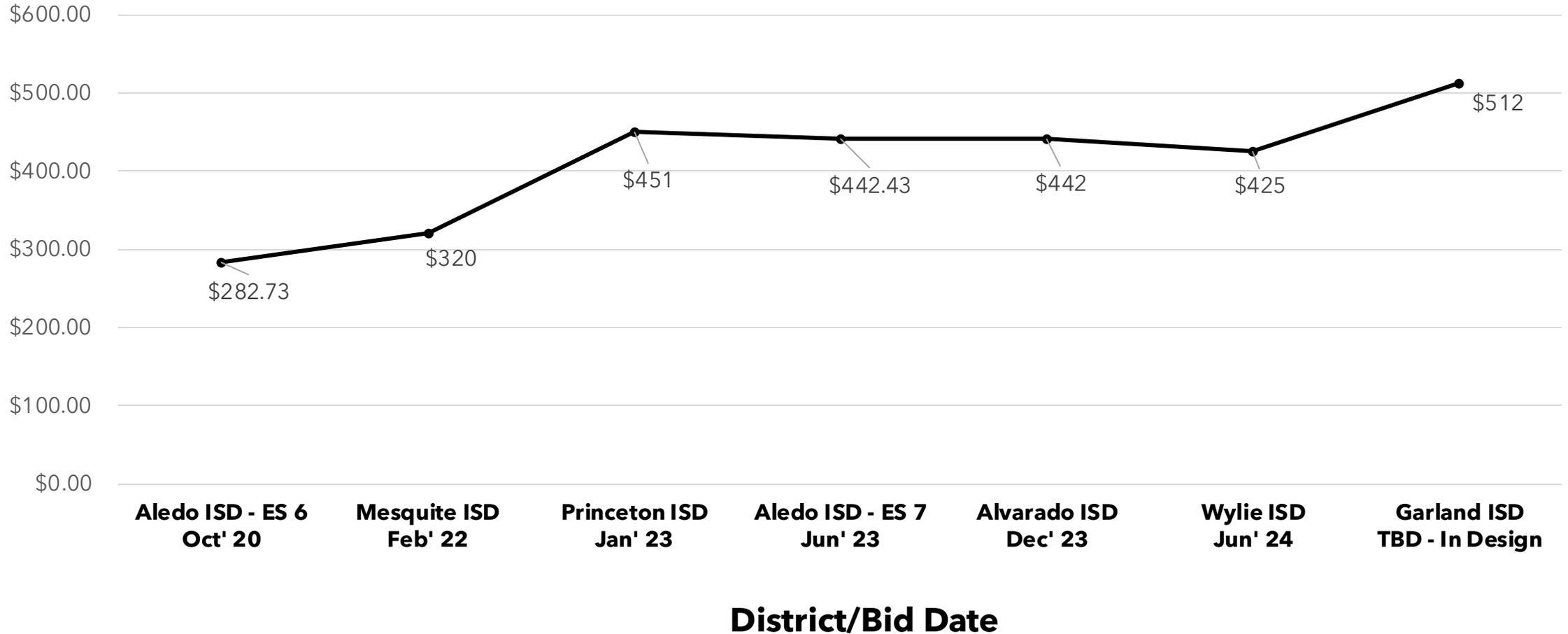
# ELEMENTARY SCHOOLS DFW - HISTORICAL COST DATA

Elementary Schools DFW - Historical Cost Data					
School District	Date Bid	Construction		Building	Project Cost
		Cost	Cost per SF	Square Feet	
<b>Aledo ISD - ES 6</b>	Oct-20	\$31,100,000.00	\$282.73	110,000	\$38,875,000.00
<b>Mesquite ISD</b>	Feb-22	\$35,363,319.00	\$320.00	110,510	\$44,204,148.75
<b>Princeton ISD</b>	Jan-23	\$35,714,521.00	\$451.00	79,190	\$44,643,151.25
<b>Aledo ISD - ES 7</b>	Jun-23	\$47,340,110.00	\$442.43	107,000	\$59,175,137.50
<b>Alvarado ISD</b>	Dec-23	\$50,211,389.00	\$442.00	113,600	\$62,764,236.25
<b>Wylie ISD</b>	Jun-24	\$46,230,900.00	\$425.00	108,779	\$57,788,625.00
<b>Garland ISD</b>	TBD - In Design	\$56,656,384.00	\$512.00	110,657	\$70,820,480.00

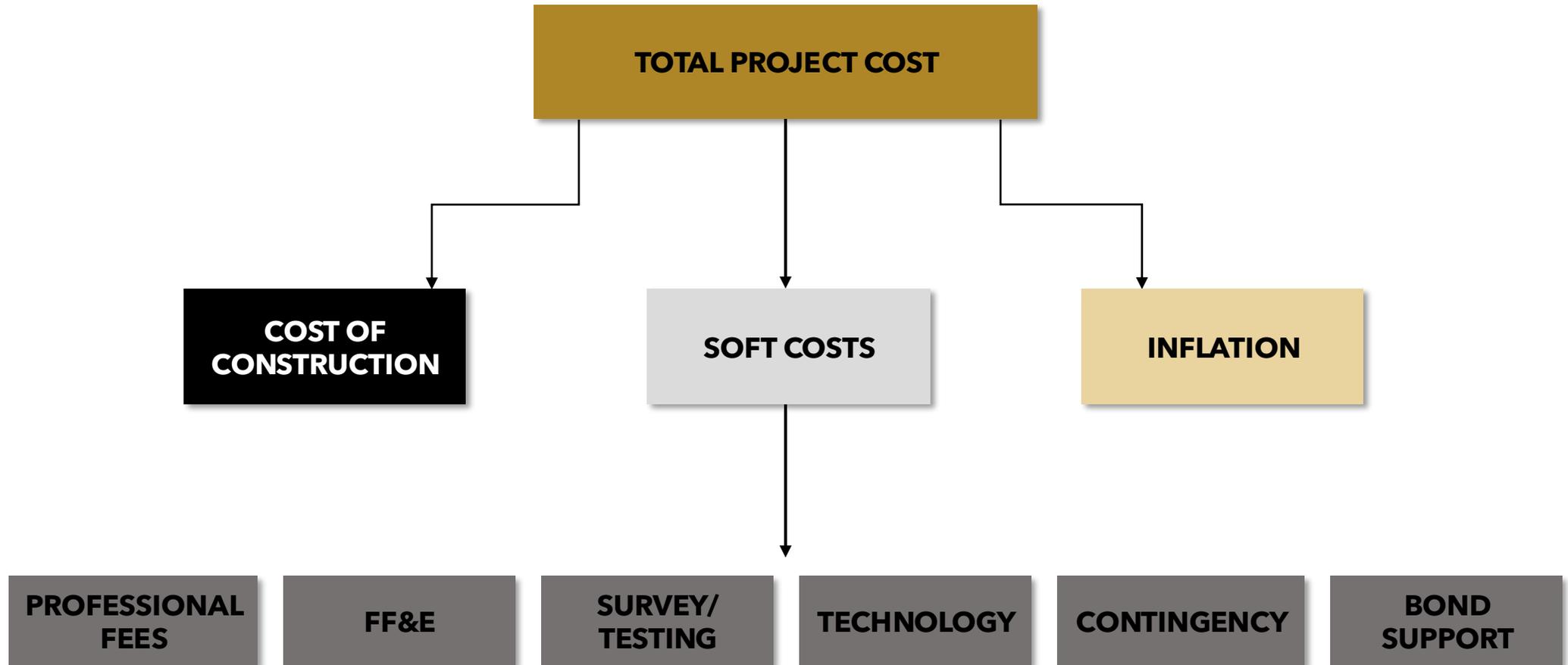
# RECENT PROJECT COSTS



## Elementary Schools Historical Cost Data (Cost Per SF)



# CONSTRUCTION COSTS TRENDS & FACTORS





# STAKEHOLDER FEEDBACK

Principals

Facility  
Advisory  
Committee

Students

Board of  
Trustees

District  
Administration

Department  
Leaders





# DATA FOR DECISION-MAKING



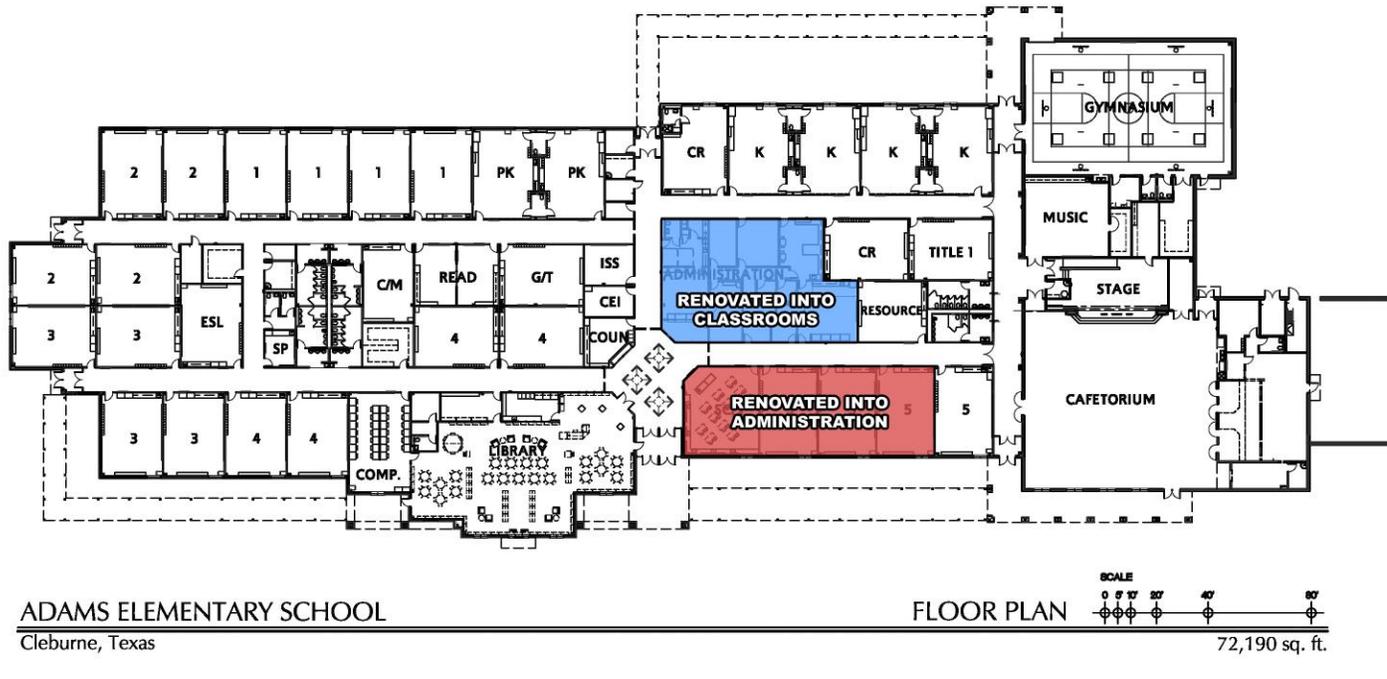
- ✓ Reviewed district-wide historical and future enrollment data
- ✓ Discussed tax implications and bond capacity
- ✓ Reviewed and assessed facility conditions and needs
- ✓ Learned about departmental/educational needs
- ✓ Briefed on construction costs and trends
- ✓ Gathered feedback from stakeholders
- ✓ Toured district facilities

# MAJOR PROJECT OPTIONS





# ADAMS ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION



**Conceptual Floor Plan Diagram**

## Proposed Scope of Work:

- Safety and Security - Interior Administration Renovation (3,500 sf. Reno.)
- Interior Classroom Renovation (3,500 sf. Reno.)
- Design and Estimating Allowance
- 25% Soft Cost

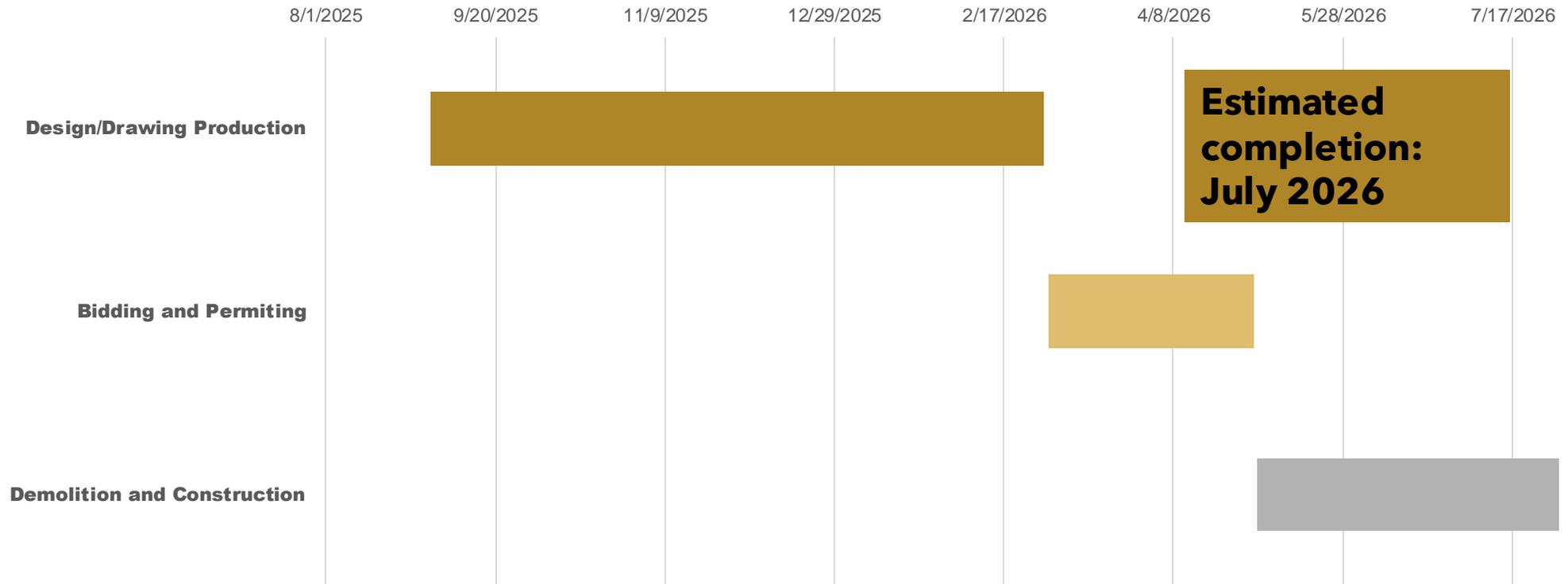
**\$2,730,000**

**Estimated Project Cost - 2025**



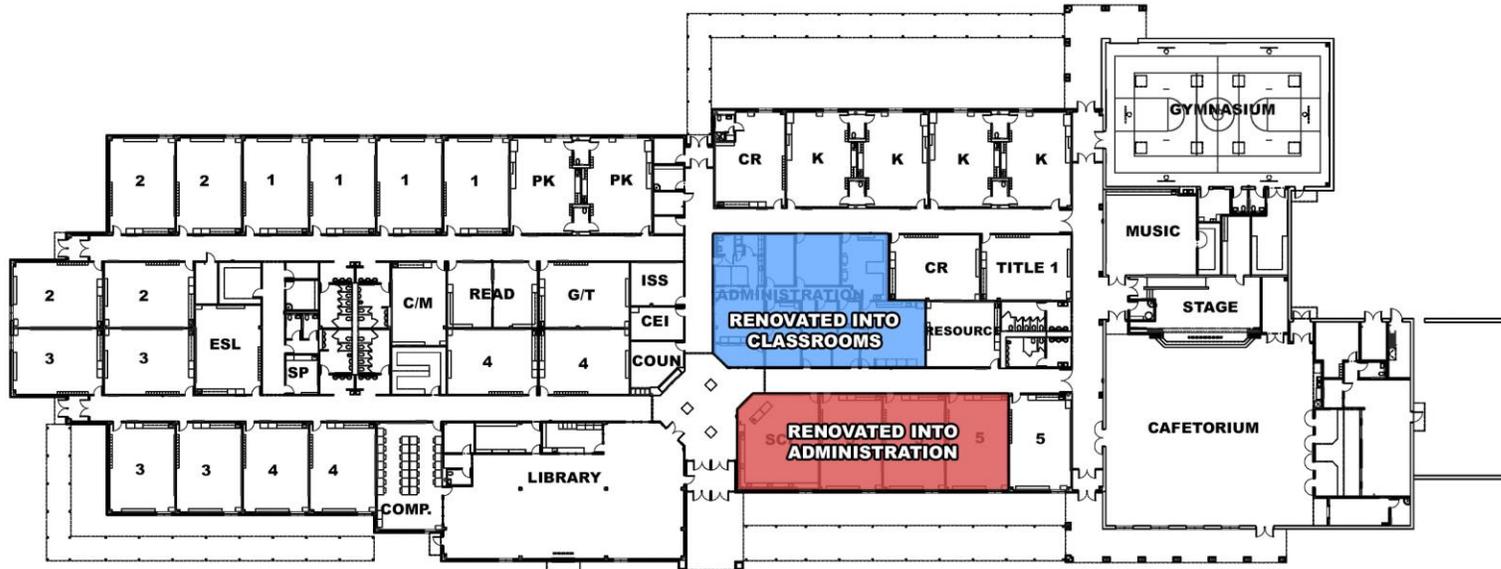
# ADAMS ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION

## Anticipated Project Schedule



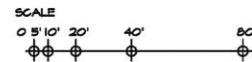


# IRVING ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION



IRVING ELEMENTARY SCHOOL  
Cleburne, Texas

FLOOR PLAN



72,190 sq. ft.

## Proposed Scope of Work

- Safety and Security - Interior Administration Renovation (3,500 sf. Reno.)
- Interior Classroom Renovation (3,500 sf. Reno.)
- Design and Estimating Allowance
- 25% Soft Cost

**\$2,730,000**

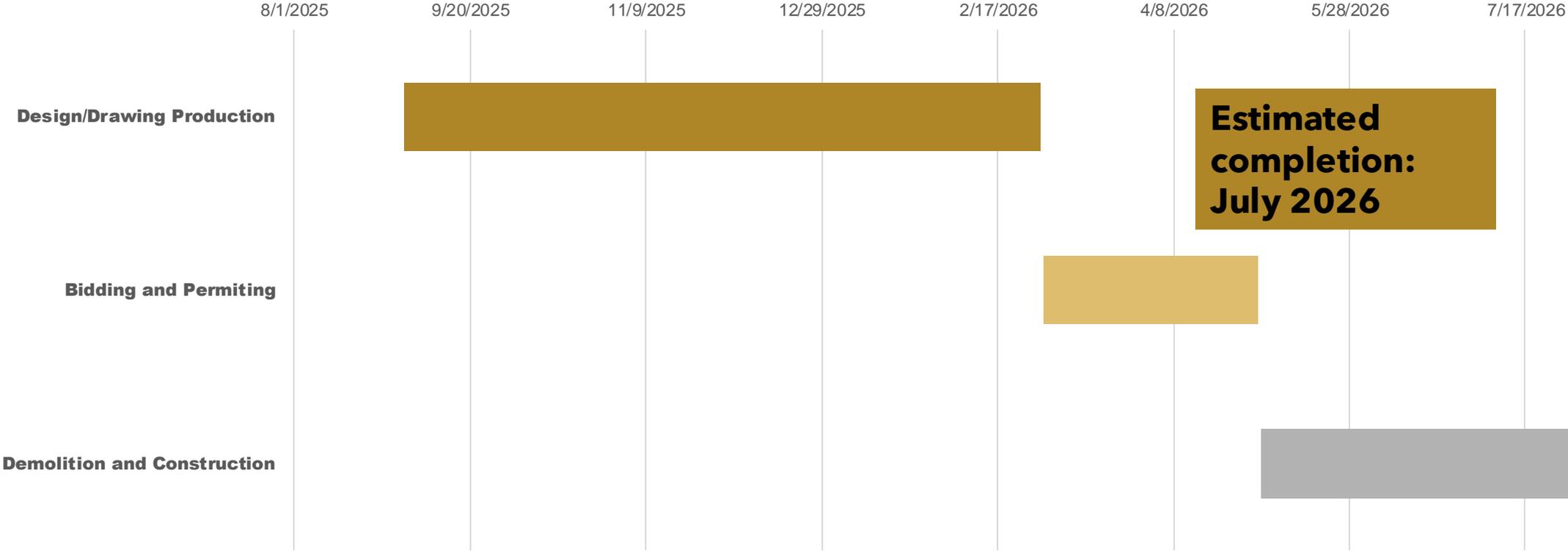
**Estimated Project Cost - 2025**

**Conceptual Floor Plan Diagram**



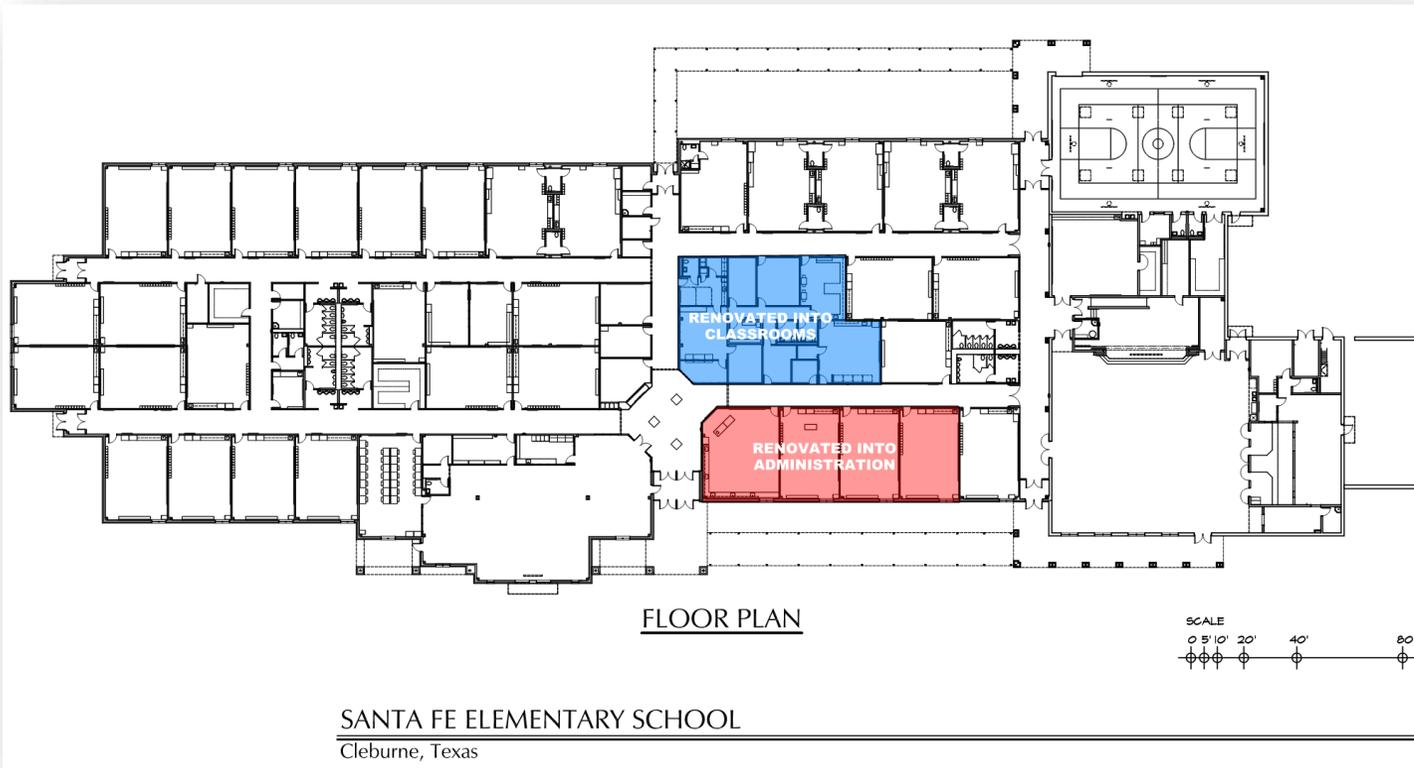
# IRVING ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION

## Anticipated Project Schedule





# SANTA FE ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION



## Proposed Scope of Work

- Safety and Security -  
Interior Administration Renovation (3,500 sf. Reno.)  
Interior Classroom Renovation (3,500 sf. Reno.)
- Design and Estimating Allowance
- 25% Soft Cost

**\$2,730,000**

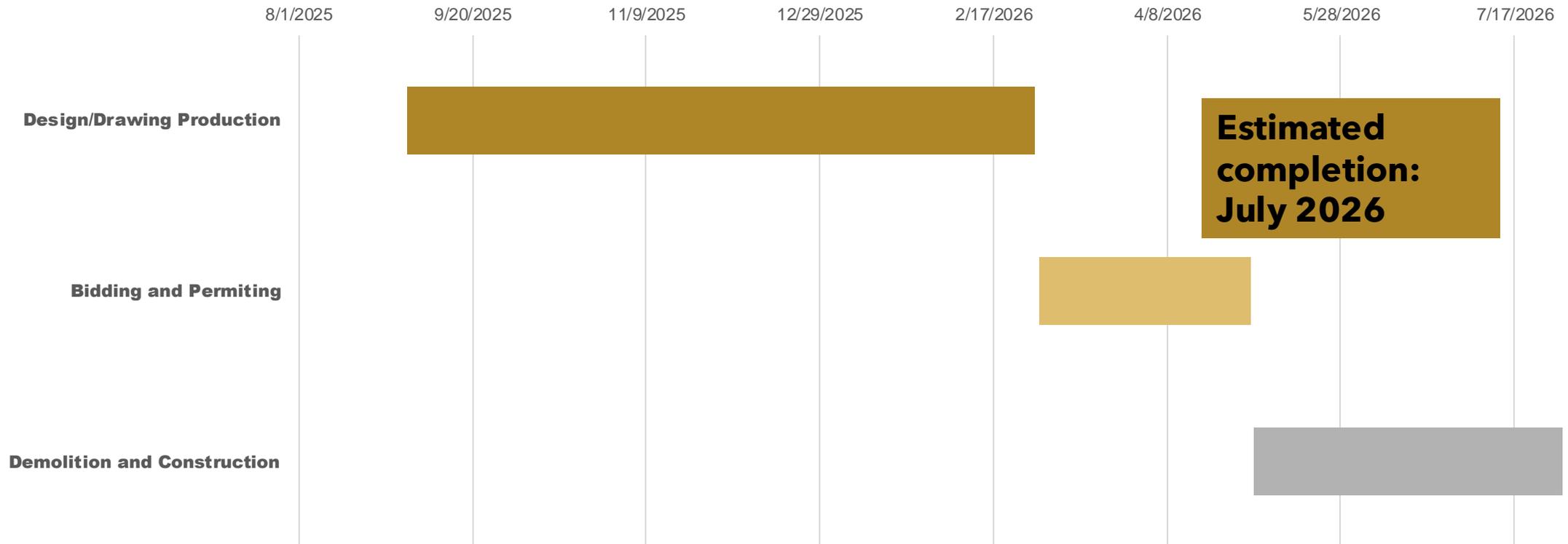
**Estimated Project Cost - 2025**

**Conceptual Floor Plan Diagram**



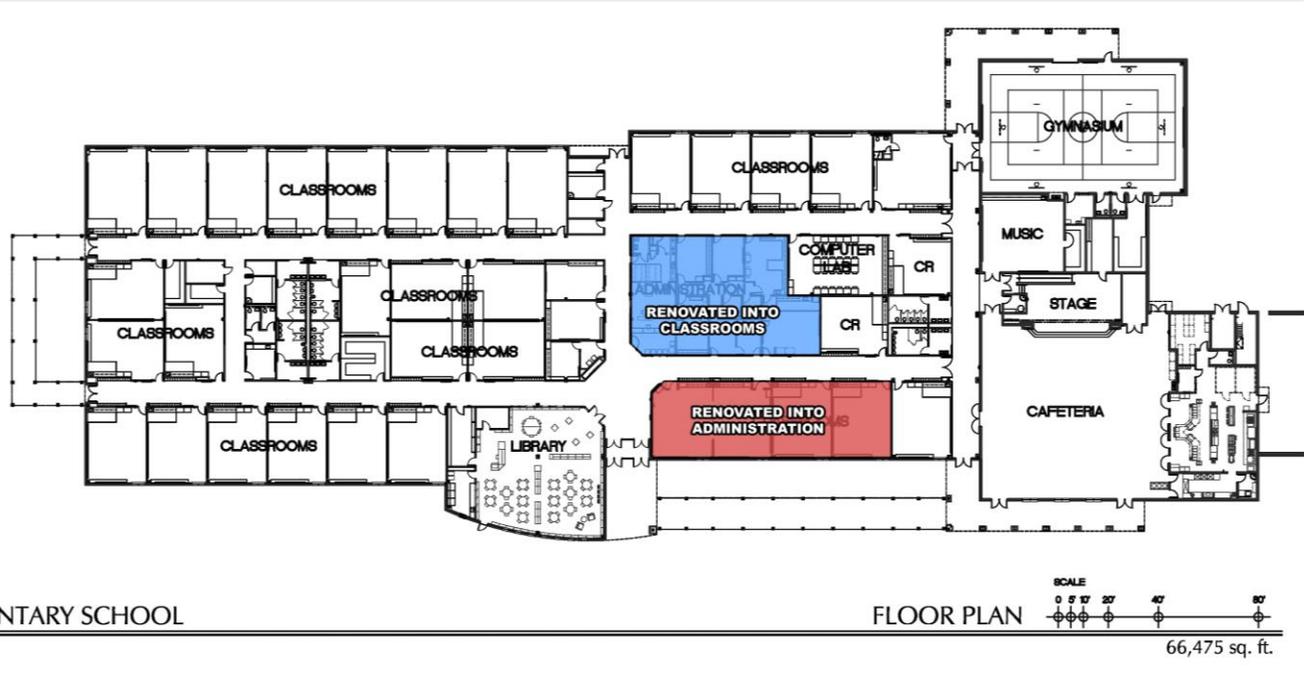
# SANTA FE ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION

## Anticipated Project Schedule





# MARTI ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION



## Proposed Scope of Work

- Safety and Security - Interior Administration Renovation (3,500 sf. Reno.)
- Interior Classroom Renovation (3,500 sf. Reno.)
- Design and Estimating Allowance
- 25% Soft Cost

**\$2,730,000**

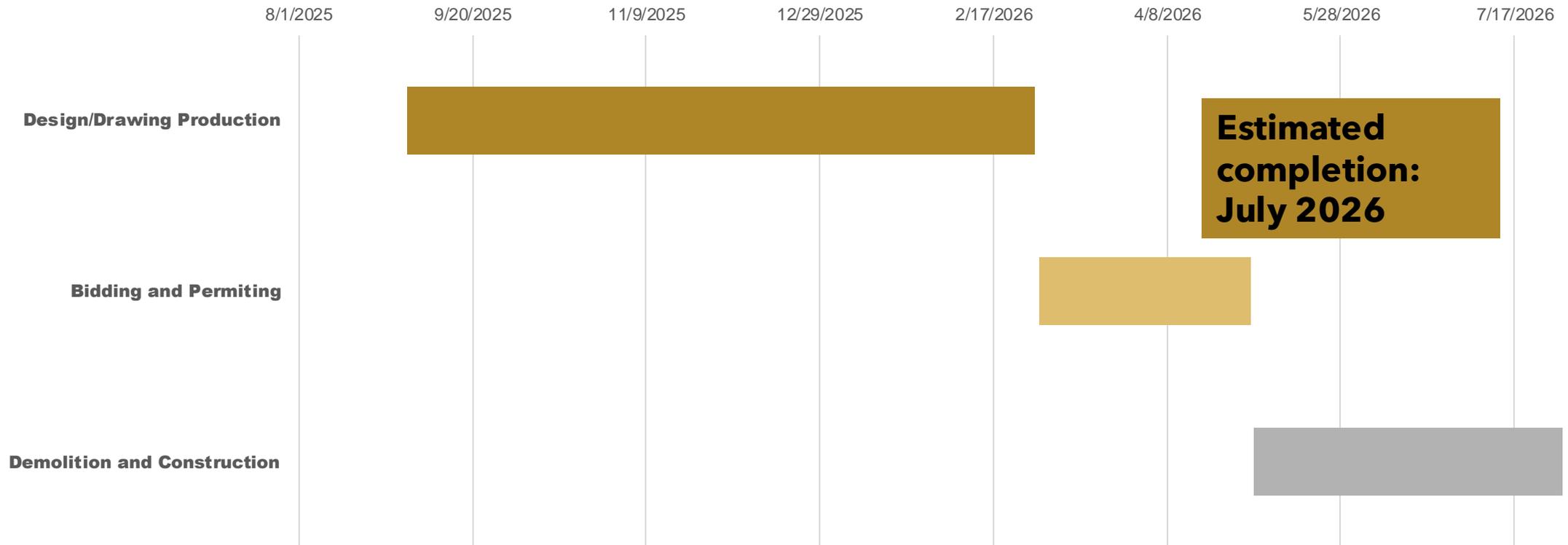
**Estimated Project Cost - 2025**

**Conceptual Floor Plan Diagram**



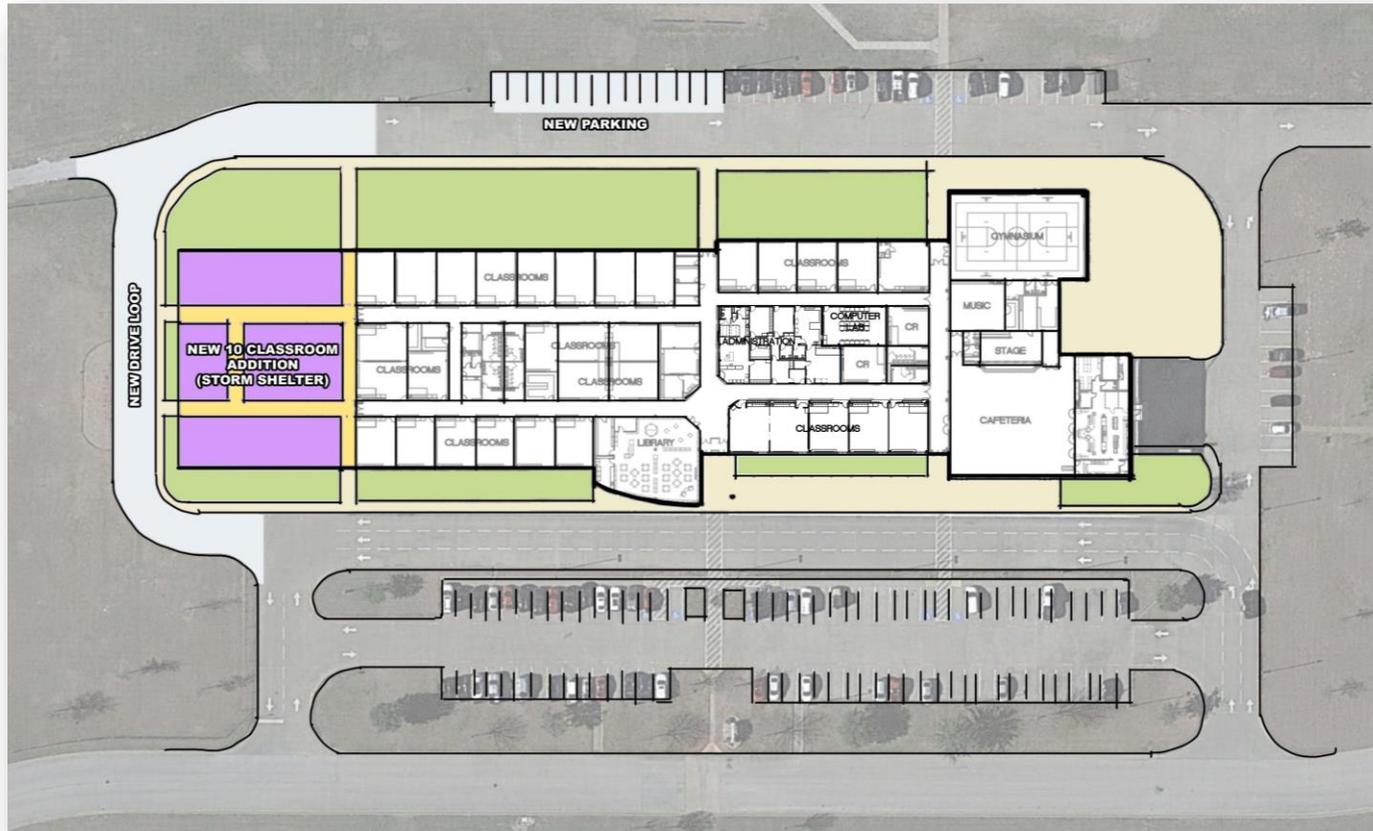
# MARTI ELEMENTARY SCHOOL - INTERIOR RECONFIGURATION

## Anticipated Project Schedule





# MARTI ELEMENTARY SCHOOL - ADDITION



**Conceptual Floor Plan Diagram**

## **Proposed Scope of Work**

- New 10 classroom Addition / Storm Shelter
- Design and Estimating Allowance
- 25% Soft Cost

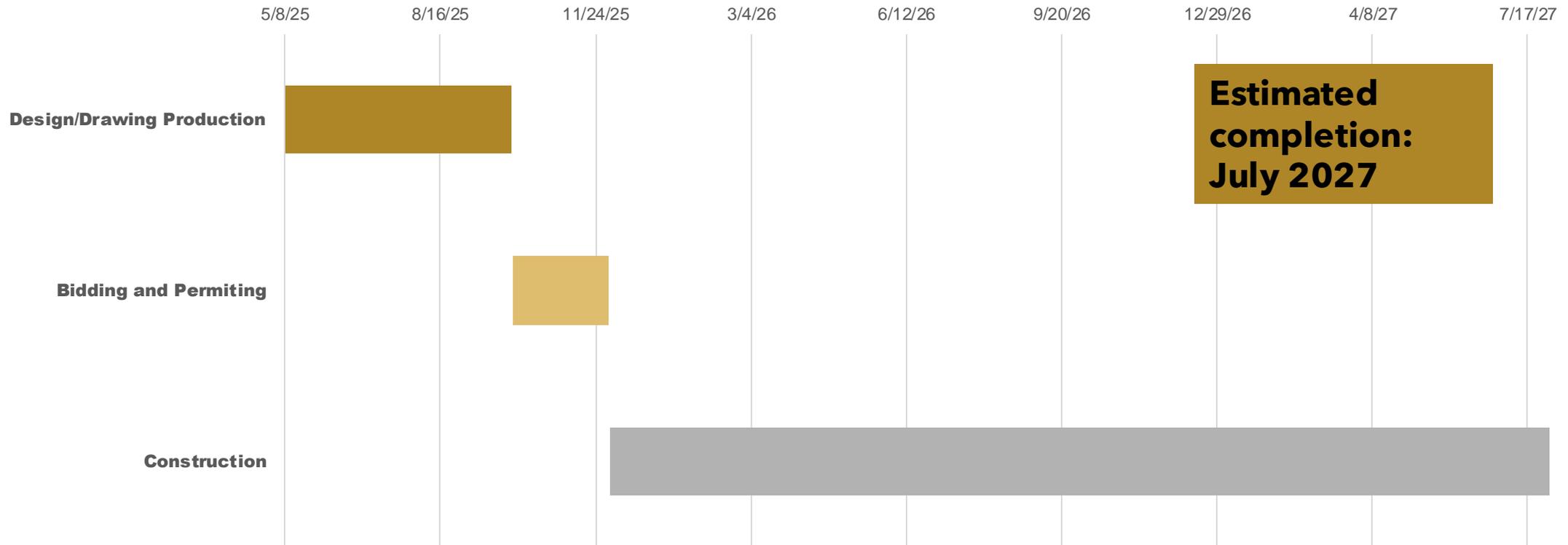
**\$10,400,000**

**Estimated Project Cost - 2025**



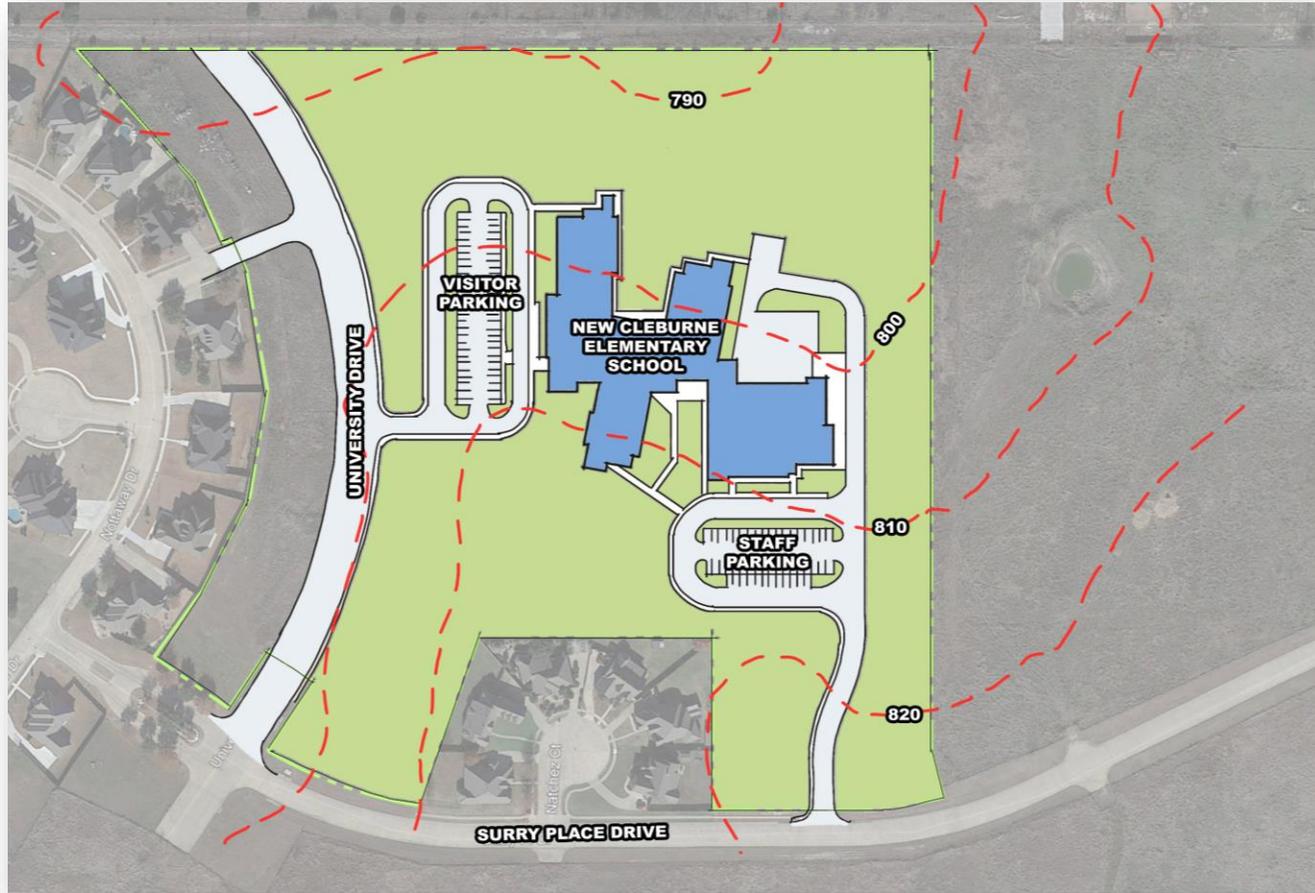
# MARTI ELEMENTARY SCHOOL - ADDITION

## Anticipated Project Schedule





# GERARD ES REPLACEMENT (BELLE MEADOWS SITE)



18.8 Net Acres

Conceptual Site Plan Diagram

## Proposed Scope of Work

- New 750 Student Elementary School
- New Concrete, Parking, and Retaining Walls
- Design and Estimating Allowance
- 25% Soft Cost

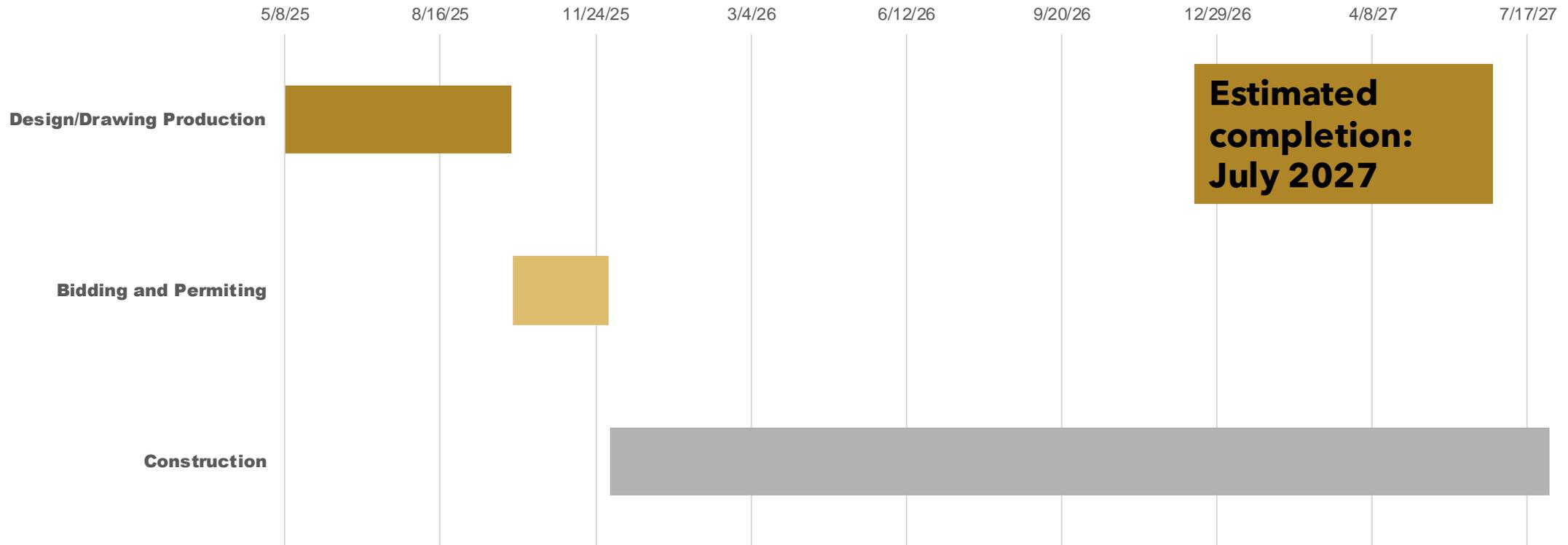
**\$58,600,000**

**Estimated Project Cost - 2025**



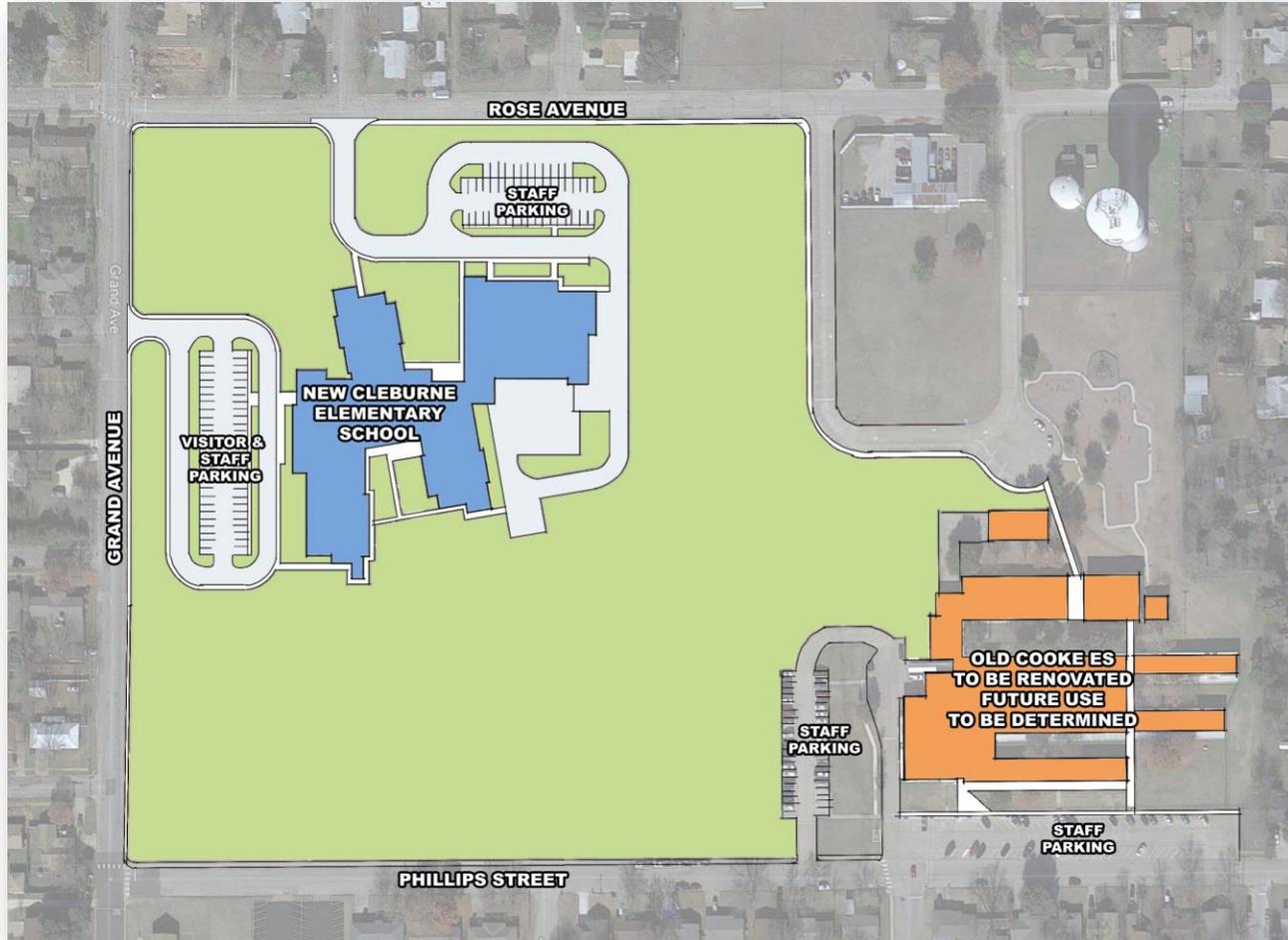
# GERARD ES REPLACEMENT (BELLE MEADOWS SITE)

## Anticipated Project Schedule





# COOKE ELEMENTARY SCHOOL - REPLACEMENT



**Conceptual Site Plan Diagram**

## **Proposed Scope of Work**

- New 750- student Elementary School
- New Concrete and Parking
- Design and Estimating Allowance
- 25% Soft Cost

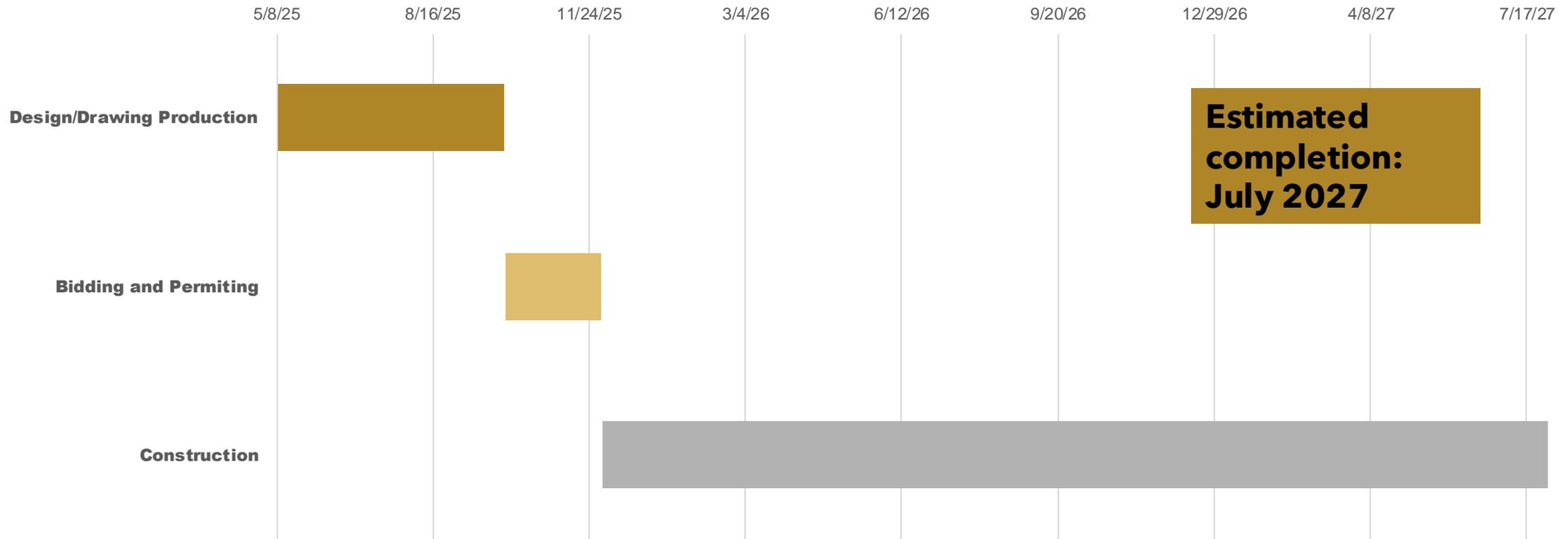
**\$58,600,000**

**Estimated Project Cost - 2025**



# COOKE ELEMENTARY SCHOOL - REPLACEMENT

## Anticipated Project Schedule





# COLEMAN ELEMENTARY SCHOOL - REPLACEMENT



**Existing Site Plan Diagram**

## Proposed Scope of Work

- New 750-student Elementary School
- New Concrete and Parking
- Design and Estimating Allowance
- 25% Soft Cost
- 10.8 Acres Total; 5 Acres in Flood Plain

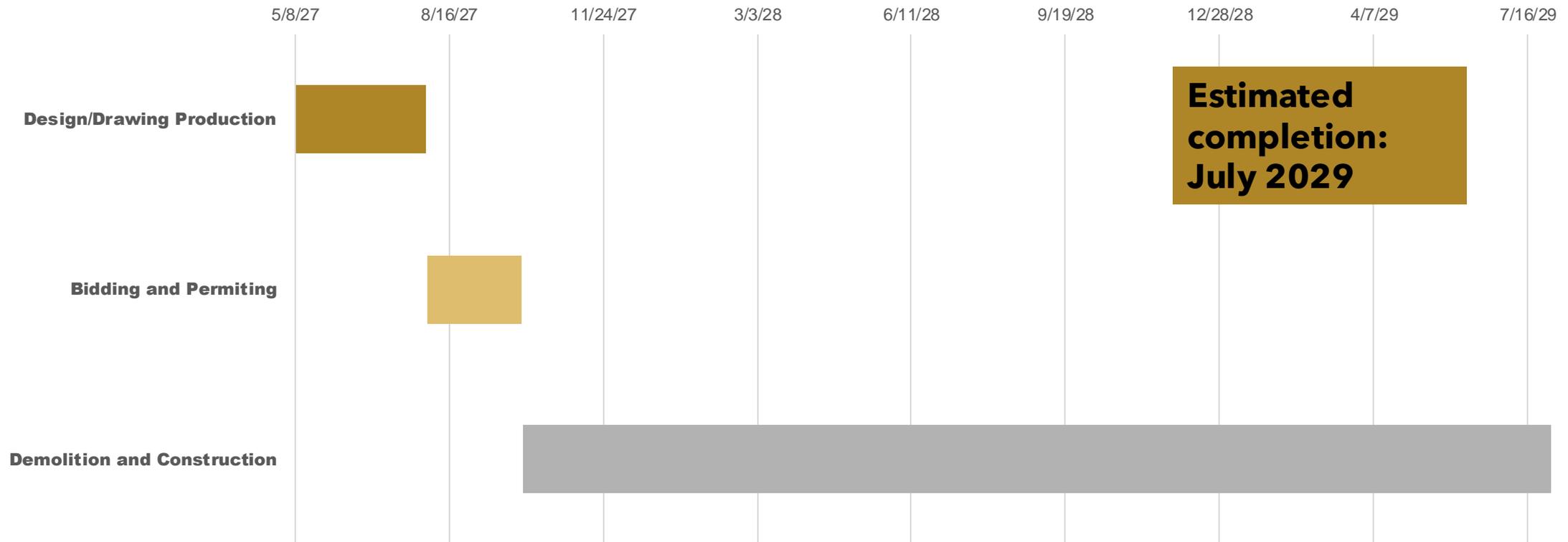
**\$66,500,000**

**Estimated Project Cost - 2027**



# COLEMAN ELEMENTARY SCHOOL - REPLACEMENT

## Anticipated Project Schedule





# ELEMENTARY SCHOOL REPLACEMENT



**Conceptual Rendering**





# COLEMAN ES, COOKE ES, GERARD ES - RENOVATIONS

## Coleman ES Proposed Work Scope

- Administration Addition (5,191sf)
- New Gym (Storm Shelter) (8,961sf)
- New 14 Classroom Addition
- Library Addition (5,699sf)
- Site Improvements
- Priority 1 & 2 Facility Improvements
- Enclosed Corridors
- Playground Renovations
- Site Fencing

**\$45,600,000**

**Estimated Project Cost**

**Estimated  
completion:  
July 2028**

## Cooke ES Proposed Work Scope

- Administration Addition (5,191sf)
- New Gym (Storm Shelter) (8,961sf)
- New 14 Classroom Addition
- Library Addition (5,699sf)
- Site Improvements
- Priority 1 & 2 Facility Improvements
- Enclosed Corridors
- Playground Renovations
- Site Fencing

**\$50,240,000**

**Estimated Project Cost**

**Estimated  
completion:  
July 2027**

## Gerard ES Proposed Work Scope

- Administration Addition (5,191sf)
- New Gym (Storm Shelter) (8,961sf)
- New 14 Classroom Addition
- New Kitchen Serving Line
- Cafeteria Expansion (2,175sf)
- Site Improvements
- Priority 1 & 2 Facility Improvements
- Playground Renovations
- Site Fencing

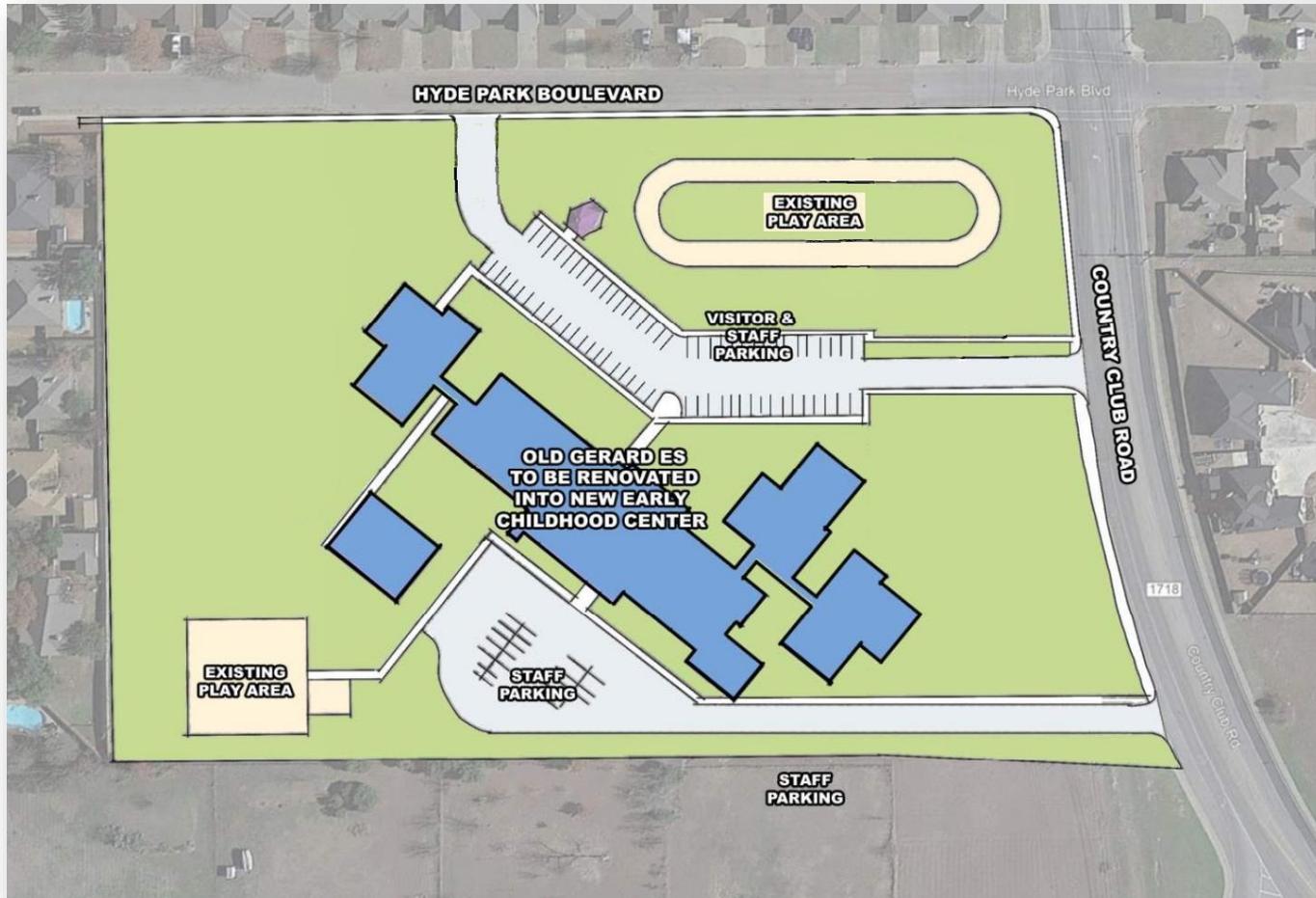
**\$47,100,000**

**Estimated Project Cost**

**Estimated  
completion:  
July 2027**



# NEW CLEBURNE EARLY CHILDHOOD CENTER (CHILDCARE & PRE-K SCHOOL) - GERARD ES SITE



Conceptual Site Plan Diagram

## Proposed Scope of Work

- New Day Care Interior Renovation School
- New Pre-K School Interior Renovation
- Design and Estimating Allowance
- 25% Soft Cost

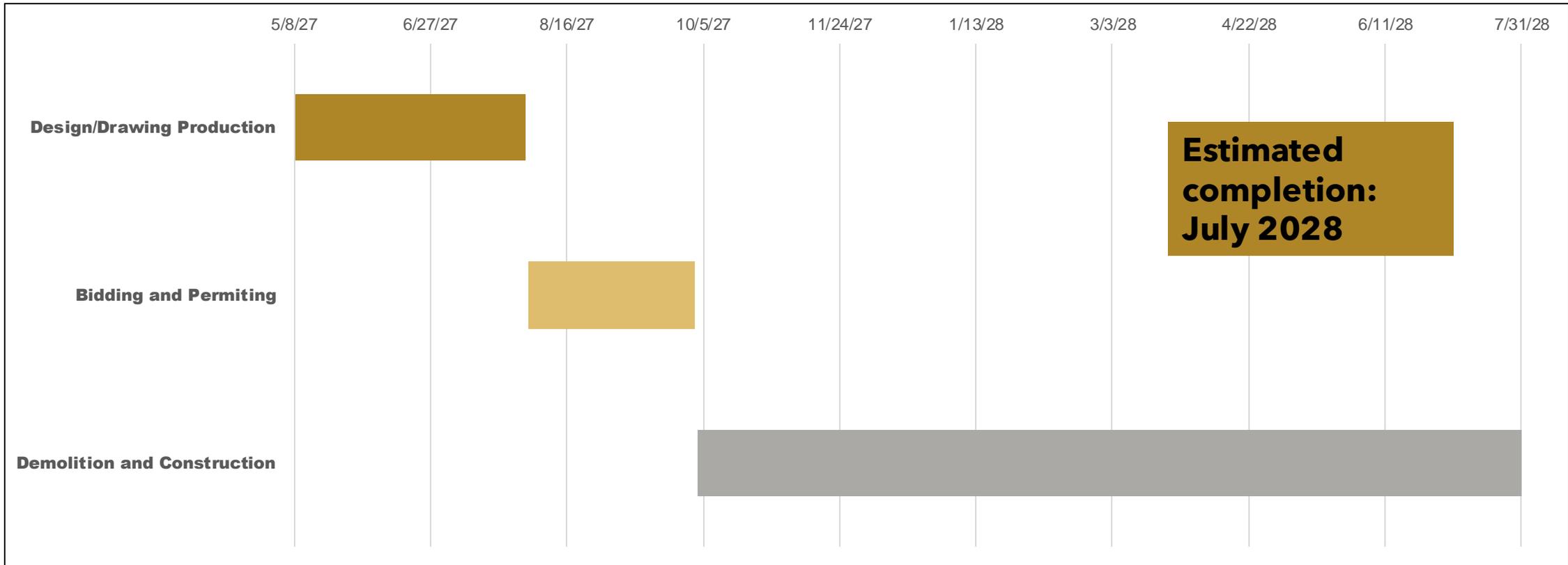
**\$4,777,500**

**Estimated Project Cost - 2025**



# NEW CLEBURNE EARLY CHILDHOOD CENTER (CHILDCARE & PRE-K SCHOOL) - GERARD ES SITE

## Anticipated Project Schedule





# NEW CLEBURNE AGRICULTURAL CENTER



**Conceptual Site Plan Diagram**

## **Proposed Scope of Work**

- New Poultry and Cattle Barn
- New Arena Barn
- New Small Animal Building
- Renovate Existing Barn
- New Concrete and Parking
- Design and Estimating Allowance
- 25% Soft Cost

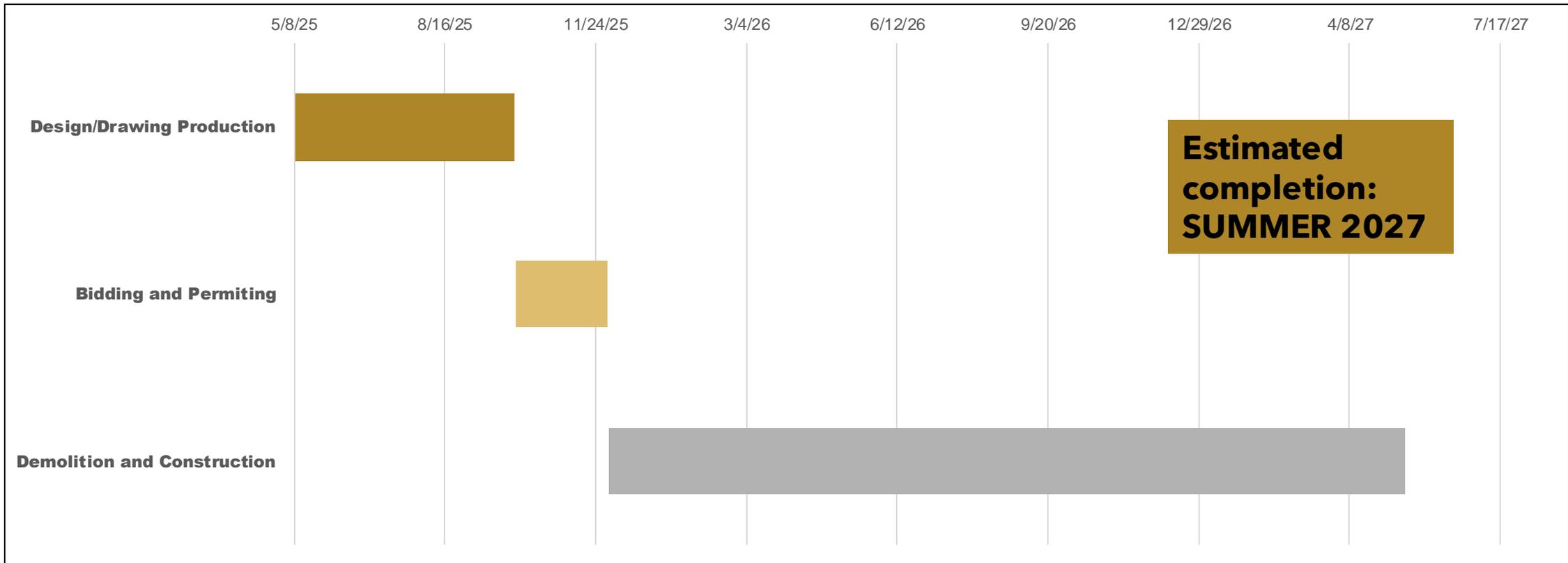
**\$10,000,000**

**Estimated Project Cost - 2025**

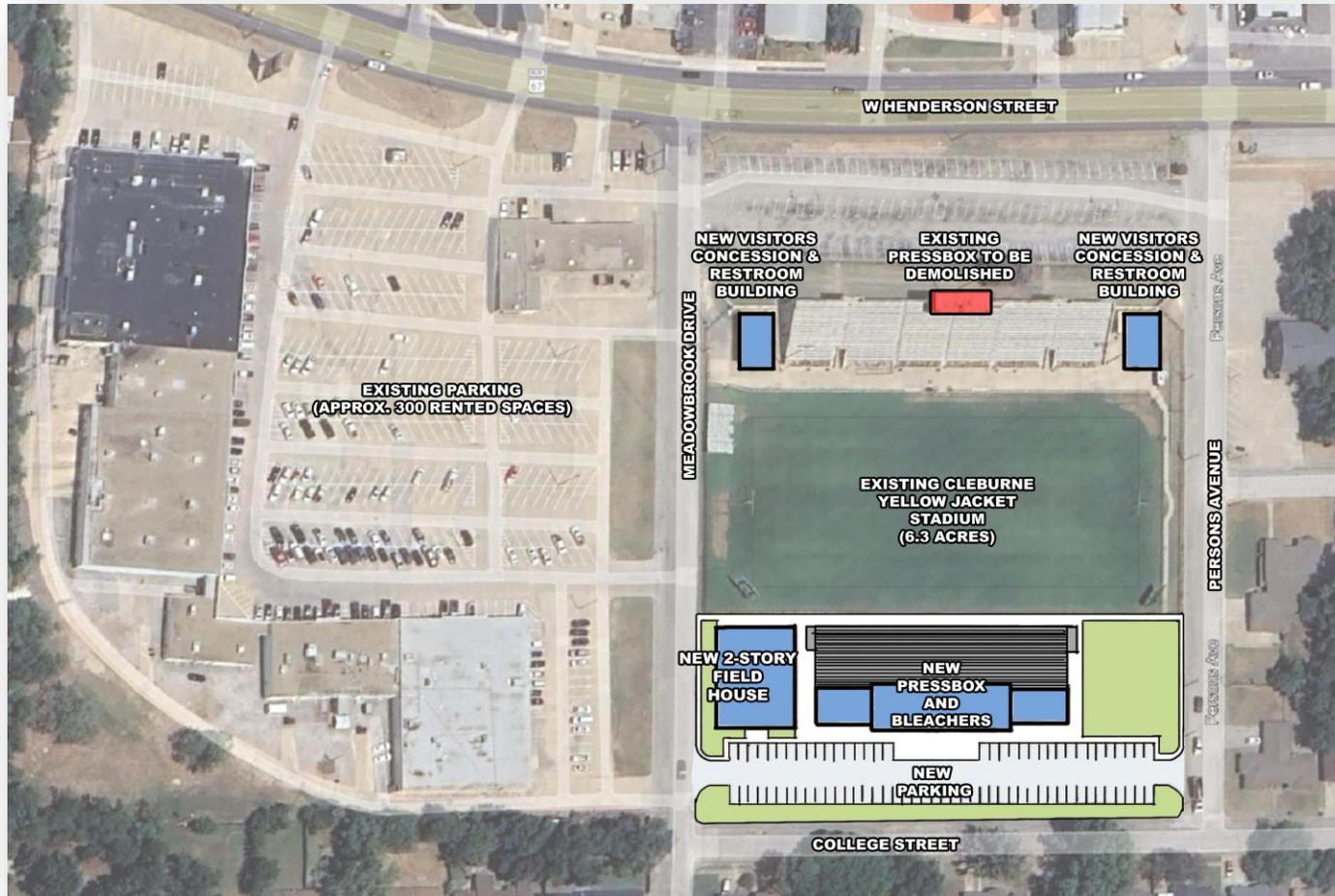


# NEW CLEBURNE AGRICULTURAL CENTER

## Anticipated Project Schedule



# MAJOR RENOVATION TO EXISTING YELLOW JACKET STADIUM ("THE ROCK")



**Conceptual Site Plan Diagram**

## Proposed Scope of Work

- New 5,500 Capacity Stadium with Aluminum Seating
- ADA Upgrades to existing Bleachers
- Address Gaps at Bleachers
- New Sports Lighting
- New Concrete Plaza /Walks
- New Press Box
- New Field House (locker rooms and storage)
- Home Side Concessions , Restroom, Ticket Booth, Storage
- Visitor Side Concessions , Restroom, Ticket Booth, Storage
- New Parking Lot for 1,375
- Site Work
- Ornamental Fencing
- Sound System
- Synthetic Turf
- Existing Building Demolition
- Landscaping
- Design and Estimating Allowance
- 25% Soft Cost

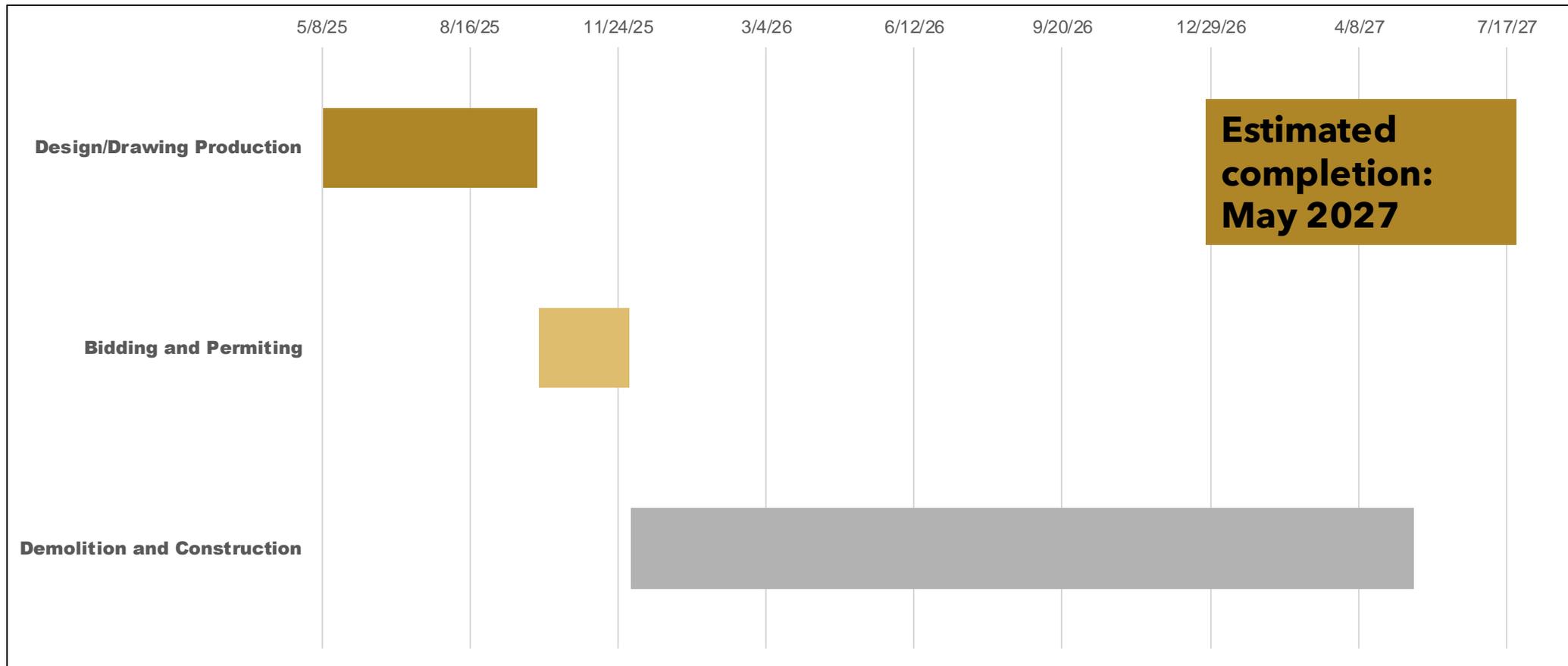
**\$52,700,000**  
**Estimated Project Cost - 2025**

*Cost Does NOT include purchase of land*

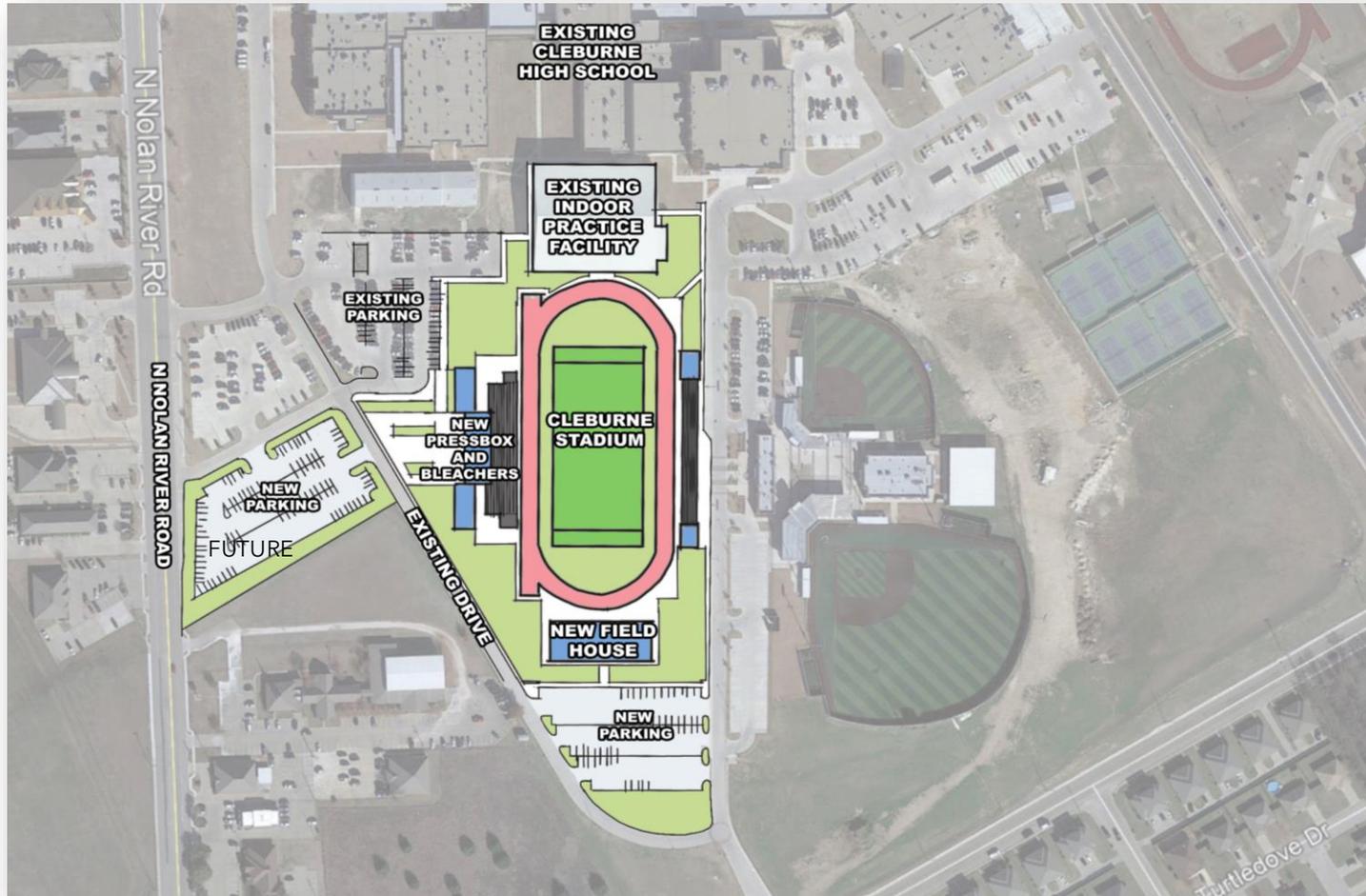


# MAJOR RENOVATION TO EXISTING YELLOW JACKET STADIUM ("THE ROCK")

## Anticipated Project Schedule



# NEW CLEBURNE STADIUM at CLEBURNE HS (OPTION A)



**Conceptual Site Plan Diagram**

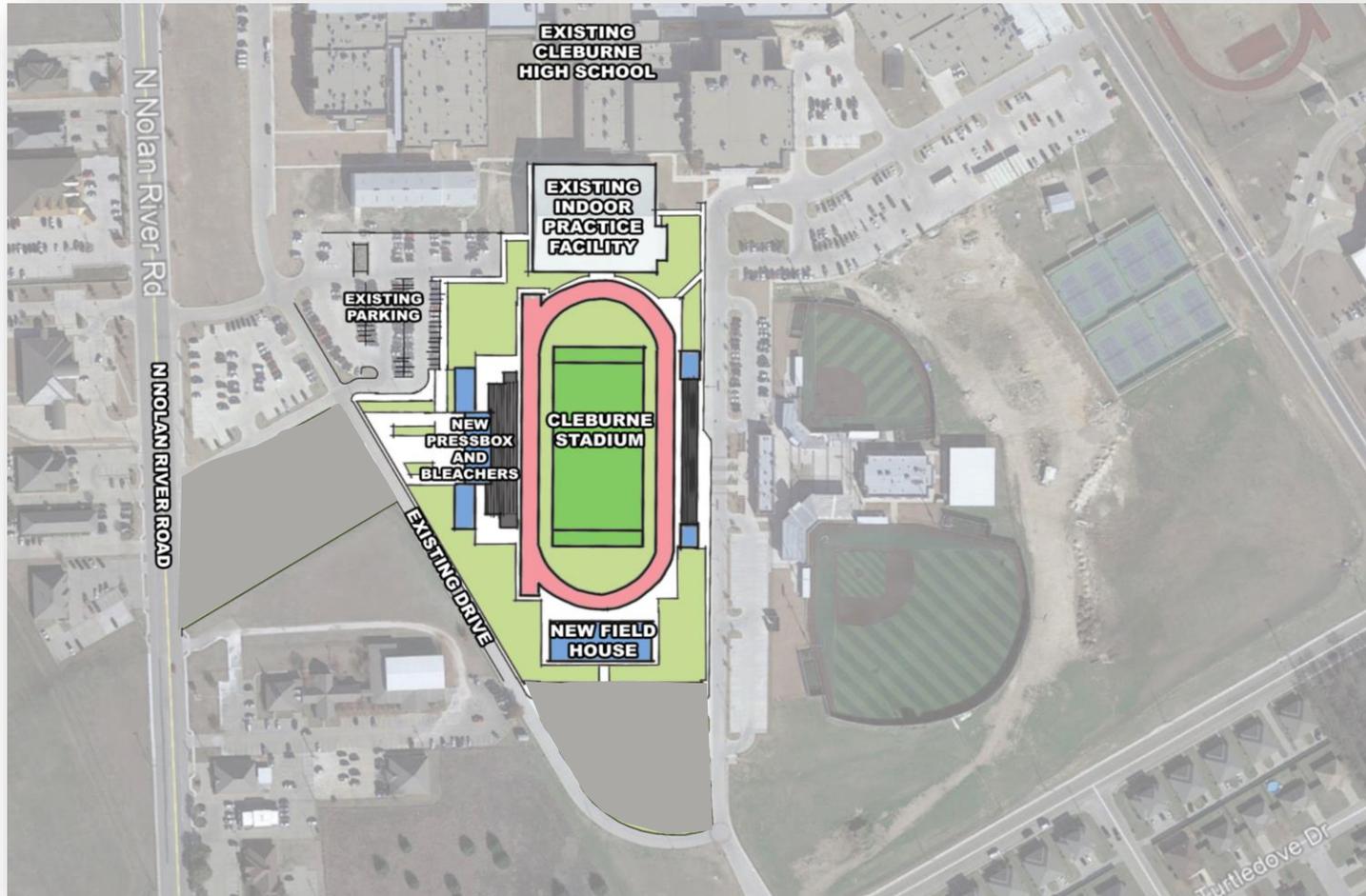
## Proposed Scope of Work

- New 5,500 Capacity Stadium w. Aluminum seating
- New Stadium two-story Press Box
- New Sports Lighting
- New Concrete Plaza
- New Field House (locker rooms and storage)
- Home Side Concessions , Restroom, Ticket Booth, Storage
- Relocate pole vault and triple jump
- New Concrete and Parking
- Site Work
- Ornamental fencing
- Sound System and Large Video Board
- Graphics & Signage
- Landscaping
- Design and Estimating Allowance
- 25% Soft Cost

**\$43,000,000**

**Estimated Project Cost - 2025**

# NEW CLEBURNE STADIUM at CLEBURNE HS (OPTION B)



**Conceptual Site Plan Diagram**

## Proposed Scope of Work

- New 5,500 Capacity Stadium w. Aluminum seating
- New Concrete Plaza / Walks
- New Stadium two-story Press Box
- Home Side Concessions , Restroom, Ticket Booth, Storage
- Relocate pole vault and triple jump
- Site Work
- Ornamental fencing
- Sound System
- Landscaping
- Design and Estimating Allowance
- 25% Soft Cost

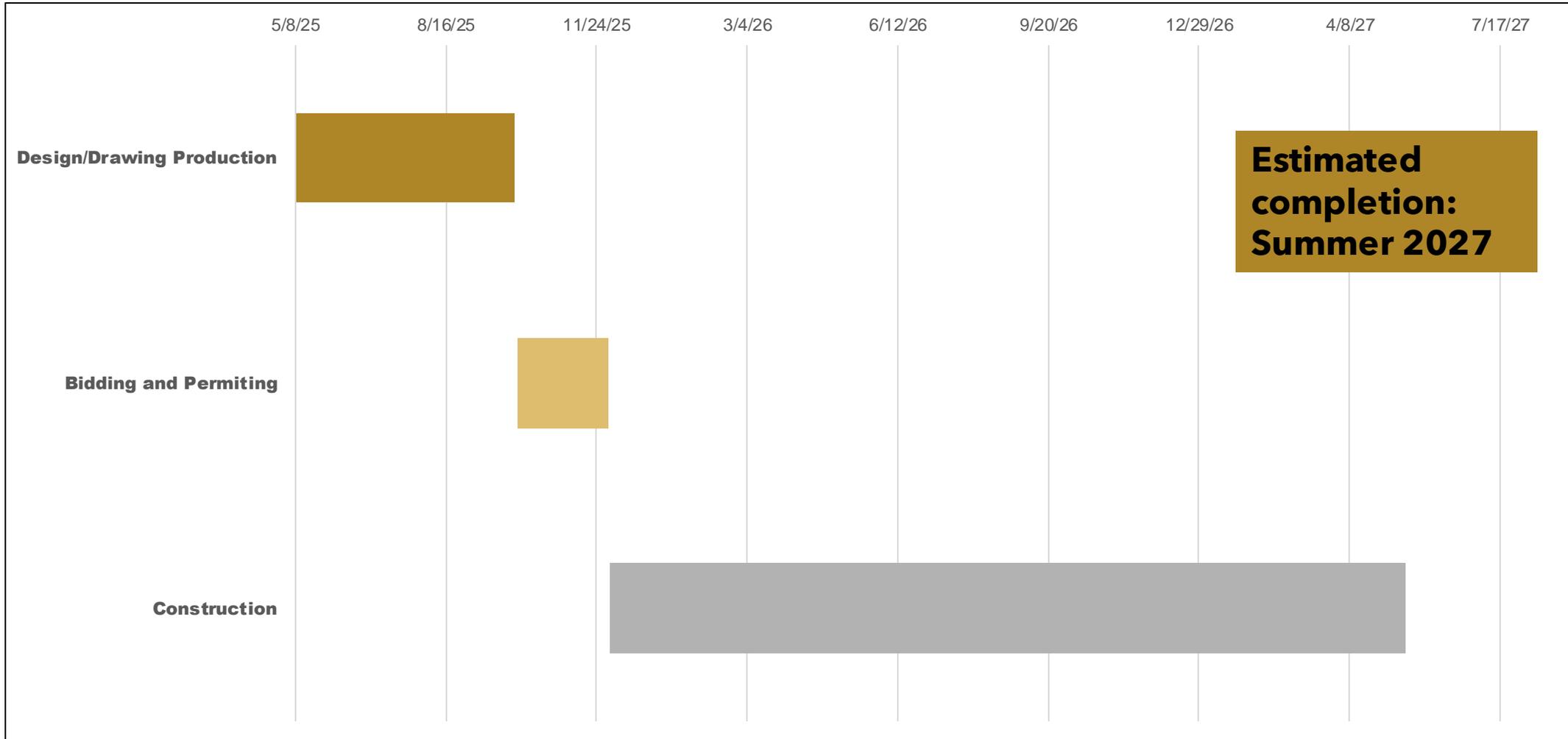
**\$27,400,000**

**Estimated Project Cost - 2025**



# NEW CLEBURNE STADIUM at CLEBURNE HS

## Anticipated Project Schedule





# NEW CLEBURNE STADIUM at NEW SITE

## Land Purchase Required



## Proposed Scope of Work

- New 5,500 Capacity Steel Stadium w. Aluminum seating
- New Stadium two-story Press Box
- New Sports Lighting
- New Concrete Plaza / Walks
- New Field House (locker rooms and storage)
- Home Side Concessions , Restroom, Ticket Booth, Storage
- Visitor Side Concessions , Restroom, Ticket Booth, Storage
- Relocate pole vault and triple jump
- New Parking Lot for 1,375
- Site Work
- Ornamental fencing
- Sound System and Large Video Board
- New 8-Lane, 400 Meter Running Track
- New Synthetic Turf Field
- Graphics & Signage
- Landscaping
- Design and Estimating Allowance
- 25% Soft Cost

**\$62,000,000**

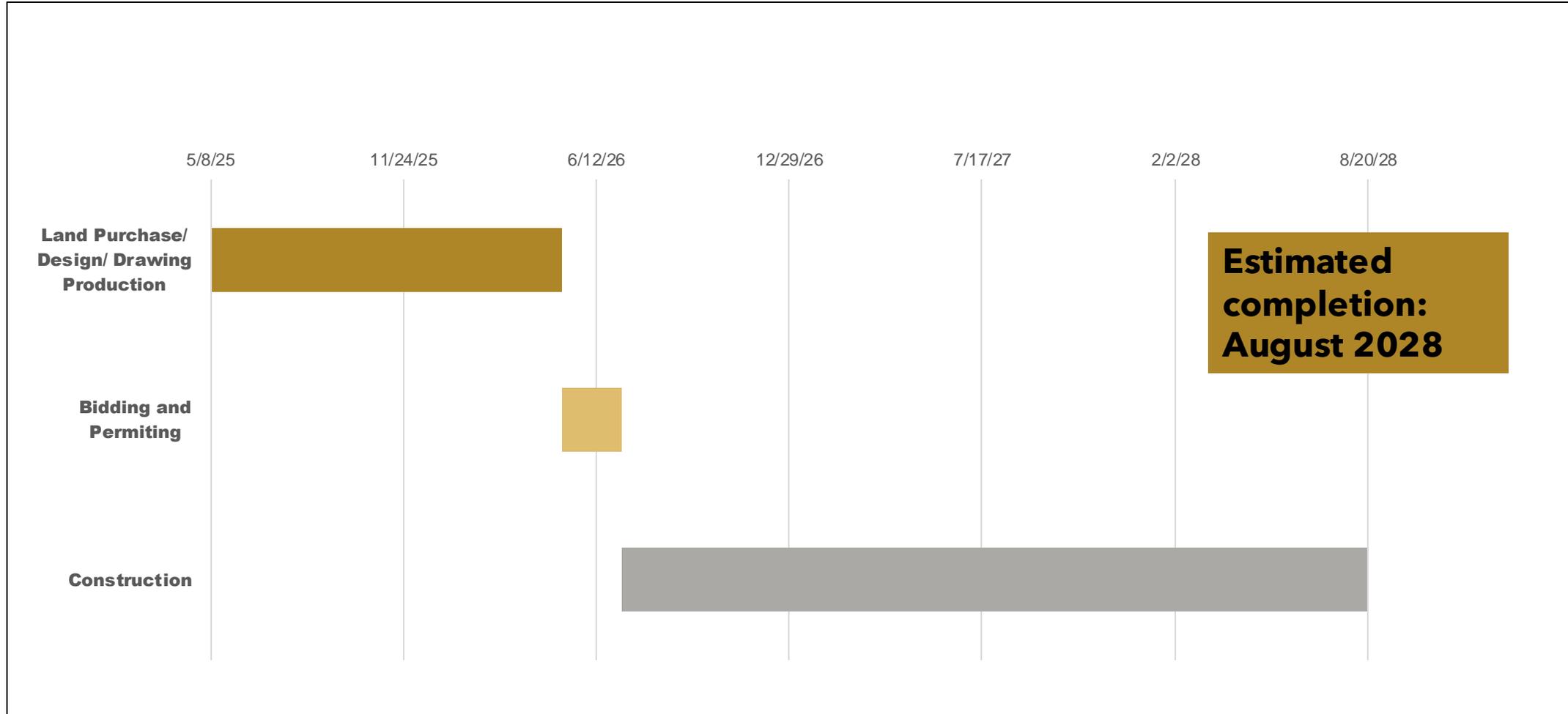
## Estimated Project Cost - 2026

*Cost Does NOT include purchase of land  
(estimated 30-40 acres minimum)*



# NEW CLEBURNE STADIUM - NEW SITE

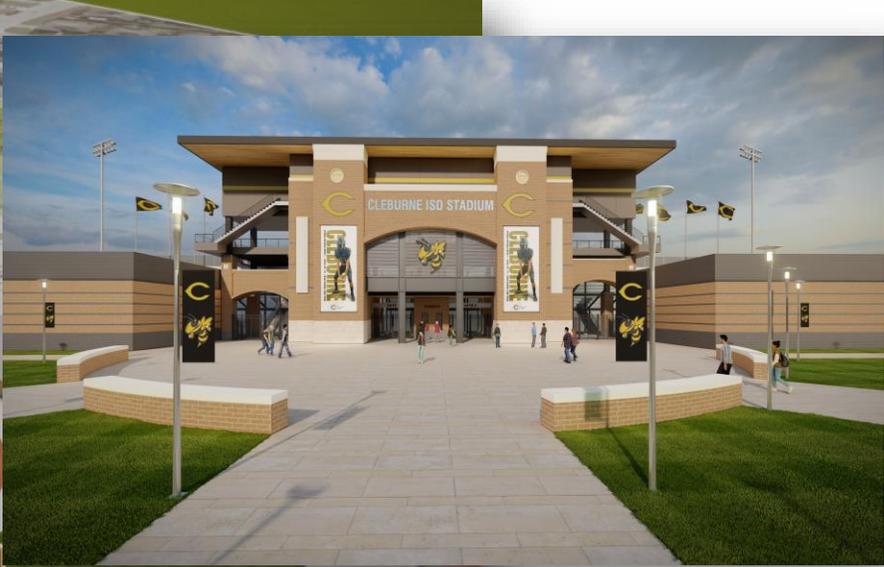
## Anticipated Project Schedule



# NEW CLEBURNE ISD STADIUM - CLEBURNE HS



Conceptual Rendering





# FUTURE CLEBURNE ISD SCHOOL - SMITH IS SITE



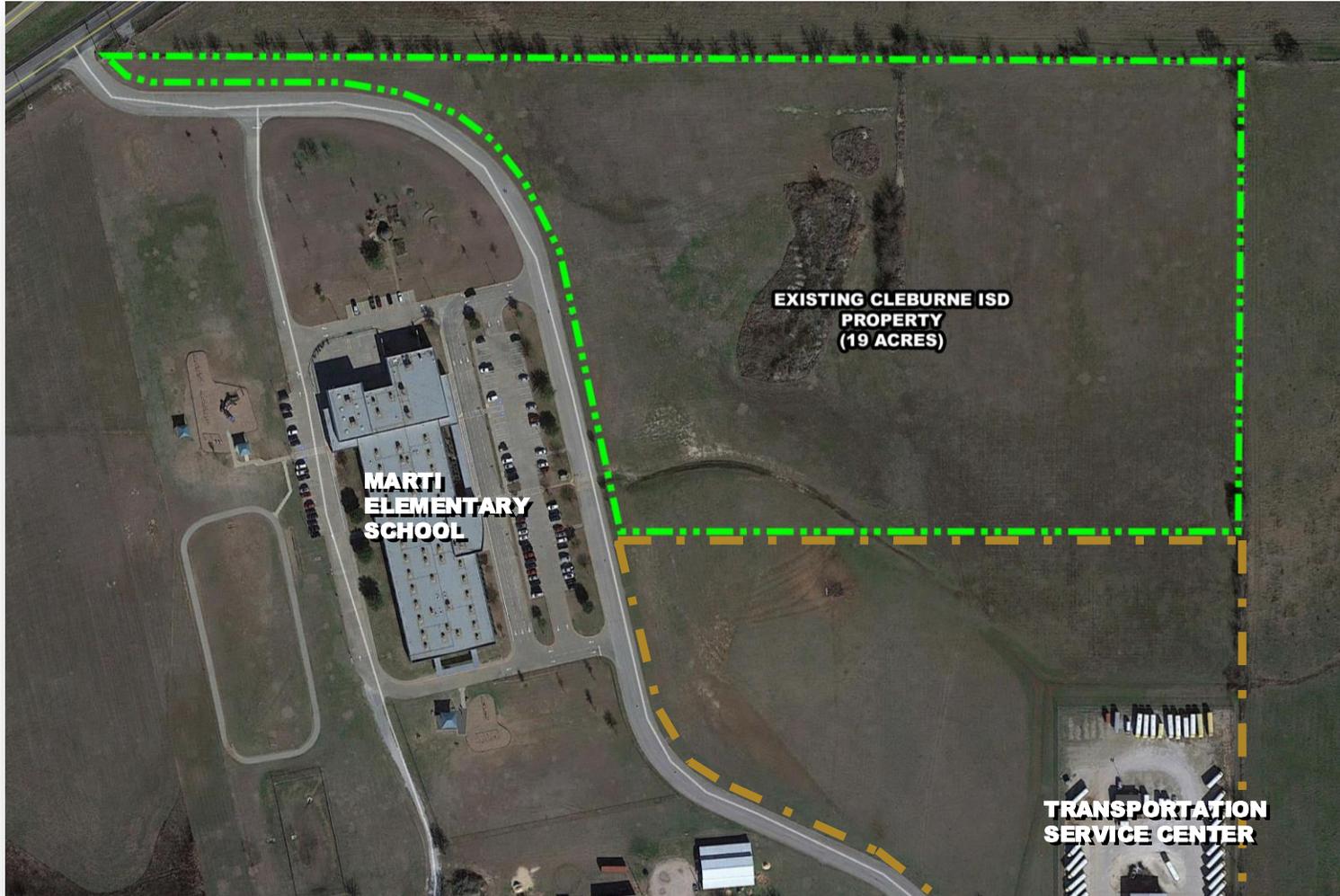
## Proposed Scope of Work

- Future CISD Campus

**Conceptual  
Site Plan Diagram**



# FUTURE CLEBURNE ISD SCHOOL - MARTI ES SITE



## Proposed Scope of Work

- Future CISD Campus
- Transportation Center Expansion

**Note:** 53.8 Total acres for this entire site

**Conceptual  
Site Plan Diagram**



# NEW CLEBURNE ADMIN BUILDING - ORIGINAL SCHOOL HOUSE SITE



## Proposed Scope of Work

- Future CISD Campus

Conceptual Site  
Plan Diagram

# LET'S WORK: PROS AND CONS

Now that you have heard about potential major projects, take 3-5 minutes at each station with your table and collectively identify the PROS and CONS of each project.

### GERARD ELEMENTARY SCHOOL REPLACEMENT

**PROPOSED WORK SCOPE:**

- New 750 Student Elementary School
- New Concrete, Parking, and Retaining Walls

\$58,600,000  
Estimated Project Cost - 2025

**PROS:**

**CONS:**

# REVIEW AND WRAP-UP



# PAC POWER: TURNING PLANS INTO VOTES



# WHAT IS A PAC?

A Political Action Committee (PAC) is a group of community members organized to *support* or *oppose* a specific ballot measure, like a school district bond proposal.

**School District (ISD)**

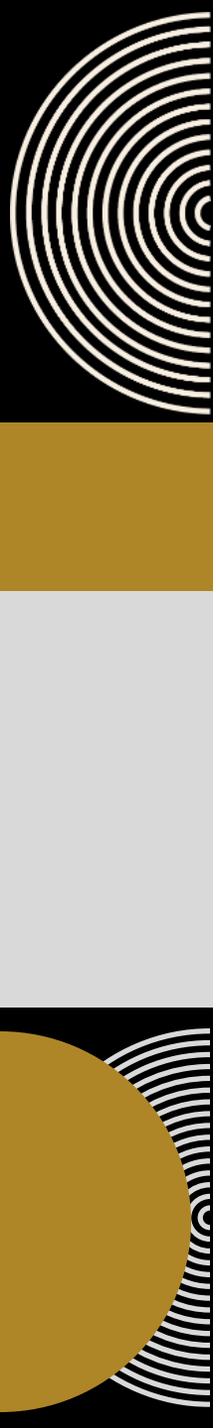
**VOTE.**

**(Factual)**

**Political Action Committee (PAC)**

**VOTE FOR!**

**(Persuasive)**



**A PAC works to educate, advocate and mobilize voters, once the bond is called by the Board of Trustees.**

## **1. Educate the Community**

- Share facts about the bond proposal.
- Provide **clear, concise** and **accurate information** about the school district's needs (e.g., overcrowding solutions, facility upgrades, needs addressed, etc).

## **2. Advocate for the Bond**

- Highlight how the bond improves schools and benefits the students, staff and community.
- Promote the importance of voting "FOR" the bond.

## **3. Build Community Support**

- Foster relationships to ensure the message resonates with all community members and identify opportunities for community engagement and outreach.

## **4. Drive Voter Turnout**

- Encourage voter registration and participation.
- Execute campaigns using signs, mailers, and social media to get out the vote.

# WHY JOIN A PAC?

- **Be a Voice for Change:** Advocate for safer, better-equipped schools and for the bond initiative you helped create.  
**Remember:** YOU understand the needs addressed by this bond better than anyone.
- **Engage with the Community:** Build connections with neighbors and leaders to amplify support and ensure the bond's success.
- **Make a Powerful Impact:** Witness the immediate results of your advocacy in upgraded facilities and better opportunities for students, and a stronger future for the entire community.





# HOMework: LET'S WORK

PROJECT NUMBER	CISD PRIORITY	PROJECT NAME	PROJECT DESCRIPTION / ADDITIONAL DETAILS	ESTIMATED PROJECT COST	INCLUDE PROJECT IN POTENTIAL BOND?	2025 POTENTIAL BOND PROJECT TOTAL COST
<b>New Construction Projects (Replacement Schools)</b>						
1		Gerard ES Replacement	- New 750 Student Elementary School - New Concrete, P			
2		Coleman ES Replacement	- New 750 Student - New Concrete at			
3		Cooke ES Replacement	- New 750 Student - New Concrete at			
<b>Renovation / Addition Projects (Schools)</b>						
4		Gerard ES Renovations				
5		Coleman ES Renovations				
6		Cooke ES Renovations				
7		Adams ES Renovations	- Interior Admini - Interior Classro			
8		Irving ES Renovations	- Interior Admini - Interior Classro			
9		Santa Fe ES Renovations	- Interior Admini - Interior Classro			
		Marti ES Additions & Renovations	- Interior Admini			

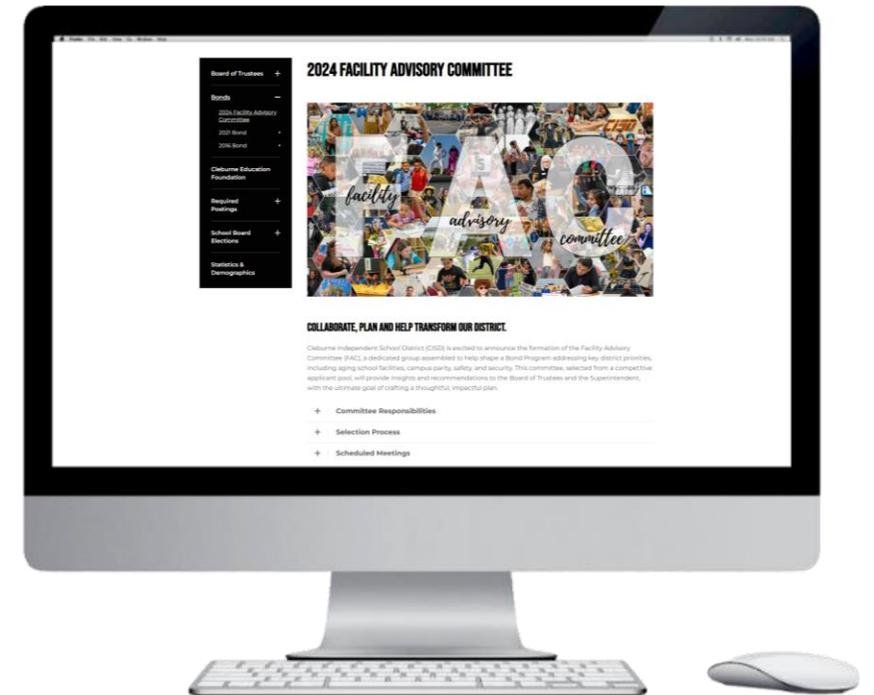
Pull out your calculator and build a potential bond. Use the printed worksheet as your template.

You will receive an email to submit your final decisions into a google form.

The screenshot shows a Google Form interface. At the top, there is the Cleburne I.S.D. logo. The form title is "Cleburne ISD Major Project Deliberation Worksheet". Below the title, there is a text box with the instruction: "Please fill out the Google Sheet worksheet first. Then answer this form with your responses." A "Name:" field is present with a red asterisk indicating it is required. Below the name field, there is a "Section 1 of 8" header and a "Continue to next section" button. The form is currently displaying "Section 2 of 8" with the title "New Construction Projects (Replacement Schools)".

# ONGOING COMMUNICATIONS

Agendas, presentation slides, and supplemental information will be available online accessible through the District's homepage.



# MEETING SCHEDULE

**Wed., Oct. 30** Orientation, Framework, Future Thinking, Public School Finance

CONCEPTUALIZE

**Wed., Nov. 6, & Wed., Nov. 20**  
Facility Conditions, Demographics, Needs & Proposed Projects, Financial Capacity & Tax Impact Scenarios

EXPLORE

**Tue., Dec. 3**  
Develop Bond Scenarios

DEVELOP

**Wed., Dec. 18**  
Committee Deliberations

REFINE

**Tue., Jan. 21**  
Final Recommendation to the Board of Trustees

RECOMMEND

*All members are expected to attend and contribute to all scheduled meetings consistently. Additional dates may be added as needed.*

# A.D. WHEAT MIDDLE SCHOOL

## EXISTING CONDITIONS

**Year Built:** 1991

**Renovations Completed:** 2023

**Building Area:** 194,847 SF

### Identified Campus Needs to Consider:

- Roofing Replacements
- Interior & Exterior Lighting Upgrades
- Mechanical System Replacements/Upgrades
- Electrical Equipment Upgrades
- Sanitary Waste System Improvements
- Drain and Supply Piping Improvements at Kitchen
- Track Surface Improvements
- Resurface Tennis Courts

